



Photo: Charger Way, Ansonia High School ©Melissa Cavanaugh

PLAN OF CONSERVATION AND DEVELOPMENT

CITY OF
ANSONIA, CONNECTICUT

PLANNING AND ZONING COMMISSION



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Special thanks and Acknowledgements to:

Members of the Planning and Zoning Commission:

Jared Heon-Chairman
Larry Pellegrino- Vice Chairman
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Kenneth Moffat
Timothy Holman
William Malerba

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Ronda Porrini - Land Use Administrator
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Note: Special Thanks to Planimetrics; portions of this Plan are taken partly or entirely from the 2002 Ansonia Plan of Conservation and Development, originally prepared by Planimetrics.



City of Ansonia PLANNING AND ZONING COMMISSION

Letter from P&Z Commission Ansonia POCD 2018

August 7, 2018

To Ansonia Residents and Stakeholders:

This document is the 2018 Plan of Conservation and Development (POCD) for Ansonia, Connecticut. The effective date is August 6, 2018. It is a living document meant to guide Ansonia's physical, social and economic development over the next ten (10) years, 2018 - 2028.

The POCD is the product of discussions with Ansonia residents, town boards and commissions. Through public outreach via online surveys, public hearings and meetings, priorities for Ansonia's growth and management of resources were identified. The POCD's recommended goals and strategies were based on these priorities and are designed to:

- improve and maintain the overall quality of life in Ansonia, and
- promote responsible development, and
- preserve and promote the character of Ansonia.

We invite you to read and reflect on the plan and take an active role in its implementation. With the guiding goals and strategies of this plan, we continue our work to keep Ansonia a great place to live, work and visit.

Sincerely,

PLANNING AND ZONING COMMISSION
Jared Heon, Chairman

PLAN OF CONSERVATION AND DEVELOPMENT

CITY OF ANSONIA, CT

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About the POCD

POCD Purpose

A Plan of Conservation and Development (POCD) is an advisory document and tool for guiding the future development of a community. It documents the careful consideration of a municipality's physical and economic growth and recommends how it may be achieved with the greatest efficiency and economy. The Plan recommendations can be a continuation of current practices and procedures or, when appropriate, can recommend new directions or initiatives. Public and private development as well as land use decisions made for Ansonia should be consistent with its Plan of Conservation and Development.

The goals and recommendations of this Plan reflect the overall consensus of the best future for Ansonia and its residents. This Plan was prepared by the Ansonia Planning and Zoning Commission with input from Ansonia residents and city boards and commissions. It is primarily a policy statement addressing the physical, social and economic development of the community, with recommended strategies toward implementing policy over the next ten (10) years, that is 2018 - 2028.

In the Connecticut General Statutes (CGS) 8-23, the State has outlined the topics which municipalities and their planning commissions must include or address when preparing or amending a POCD. The local planning commission is given the statutory responsibility to prepare the plan and has sole authority for adopting and amending it.

The following growth management principles, outlined in the *2013-2018 Conservation and Development Policies: the Plan for Connecticut*, informed Ansonia's POCD:

- 1 Redevelopment and revitalization of commercial centers...
- 2 Expansion of housing opportunities and design choices...
- 3 Concentration of development around transportation nodes...
- 4 Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands...
- 5 Protection of environmental assets critical to public health and safety...
- 6 Integration of planning across all levels of government...

EXCERPTS FROM CONNECTICUT GENERAL STATUTES (CGS) 8-23 - PLAN OF CONSERVATION AND DEVELOPMENT are found on the following page.

**EXCERPTS FROM CONNECTICUT GENERAL
STATUTES (CGS) 8-23 - PLAN OF
CONSERVATION AND DEVELOPMENT**

The Commission may:

- Adopt such geographical, function, or other amendments to the plan or parts of the plan as it deems necessary
- Prepare, amend, and adopt plans for the development and improvement of districts or neighborhoods which contain special problems or opportunities...

The Plan shall:

- Be a statement of policies, goals, and standards for the physical and economic development of the municipality
- Provide for a system of principal thoroughfares, sidewalks, multipurpose trails...
- Be designed to promote...the coordinated development of the municipality...to have compact, transit accessible, pedestrian oriented, mixed-use development patterns and land reuse...recommend the most desirable use of land within the municipality for residential, recreational, commercial, industrial, conservation, and other purposes and include a map showing such proposed land uses...
- Recommend the most desirable density of population in...the municipality...
- Note any inconsistencies with the following growth management principles:
 1. Redevelopment and revitalization of commercial centers...
 2. Expansion of housing opportunities and design choices...
 3. Concentration of development around transportation nodes...
 4. Conservation and restoration of the natural environment, cultural and historical resources, and existing farmlands...
 5. Protection of environmental assets critical to public health and safety...
 6. Integration of planning across all levels of government...
- Make provisions for the development of housing opportunities...
- Promote housing choice and economic diversity in housing
- Consider the following:
 - The need for affordable housing...
 - The need for protection of existing and potential drinking water supplies...
 - The use of cluster development and other development...
 - The state plan of conservation and development...
 - The regional plan of development...
 - Physical, social, economic and governmental conditions and trends...
 - The needs of the municipality...
 - The objectives of energy-efficient patterns of development...
 - Protection and preservation of agriculture.

The Plan may:

- Show the commission's recommendations for
 - Conservation and preservation of trap rock and other ridgelines...
 - Airports, parks, playgrounds, and other public grounds...
 - The general location, relocation, and improvement of schools...
 - The general location and extent of public utilities...for water, sewage, light, power, transit, and other purposes...
 - The extent and location of public housing projects...
 - Programs for the implementation of the plan...
 - Proposed priority funding areas...

How to Use the POCD

This Plan of Conservation and Development is an advisory document, not only to the Planning and Zoning Commission, but to all other city boards and commissions and Ansonia residents. It is intended to guide local residents and provide a framework for consistent decision-making with regard to conservation and development activities in Ansonia over the next decade or so.

While the statutory responsibility to adopt the Plan rests with the Planning and Zoning Commission, implementation will only occur with the diligent efforts of the residents and officials of the City of Ansonia.

Ansonia Planning Approach

During the process of preparing the Plan, the following planning approach emerged as the foundation for this Plan of Conservation and Development:

Ansonia's greatest asset is its people, who are willing to work and take a chance to improve their City. Plans for Ansonia's future will guide this work to promote an appropriate balance of conservation and development in order to:

- Encourage economic development
- Preserve Open Space
- Enhance community character
- Improve infrastructure of transit, utilities and community facilities
- Interconnect strategies and other plans to build economic and environmental resiliency

This is the foundation for a sustainable and resilient community, and it is the people of Ansonia who will pursue goals, strategies and actions guided by this planning approach.

While there may be refinements in the goals and strategies of this Plan over time, it is anticipated that this planning approach will remain relevant during the anticipated ten-year life of this Plan of Conservation and Development.

POCD Summary: Vision Statement, Future Land Use, Policies, Consistency

Placing Ansonia

Today

Ansonia is located in New Haven County in southwest Connecticut. The City is bounded by Seymour to the north, Woodbridge to the east, and Derby to the south and west. Ansonia is located about 36 miles southwest of Hartford, the State capital. Ansonia's name came from the Latinizing of the first name of its founder, Anson Phelps. Present day City of Ansonia was incorporated in 1893.



Figure 1 CT Route 8 in Ansonia, CT, 2014, Photo by COGCNV staff

According to the U.S. Census Bureau, Ansonia had a 2010 population of 19,249 people within its land and water area of about 6.2 square miles (3,968 acres). This is an increase of 695 people (3.7 percent) from the 2000 Census. Population density in 2015 was estimated to be 3,075 people per square mile, an increase of 2.6% over the year 2000 population density. Ansonia's economy is closely linked to the City of Bridgeport, located about 14 miles to the Southwest and to the City of New Haven, located about 10 miles to the Southeast. Residents of Ansonia commute for work and school to various municipalities along the Waterbury Branch Line and New Haven Line of the Metro-North Commuter Railroad.

Map 1



Regional Context City of Ansonia, CT



- Ansonia
- Naugatuck Valley COG



For planning purposes only.
Delineations may not be exact.
Sources:
Naugatuck Valley Council of Governments

Revised: 4/16/2018

Past – A Brief History of Ansonia

The Naugatuck River was, and still is, one of the most important natural features in Ansonia's history. The river and other landscape features of this area were formed over millions of years by massive geological and hydrological forces.

While it is believed that the earliest settlements in this area occurred approximately 10,000 years ago, written history is only available for the past 370 years or so. The first known settlements in Ansonia were that of the Native Americans, mainly the Paugussetts of the Algonquian tribe. In the early 1650s, European settlers from New Haven purchased land from the Paugussetts in an area known as the "Great Neck", which is in present day Derby.

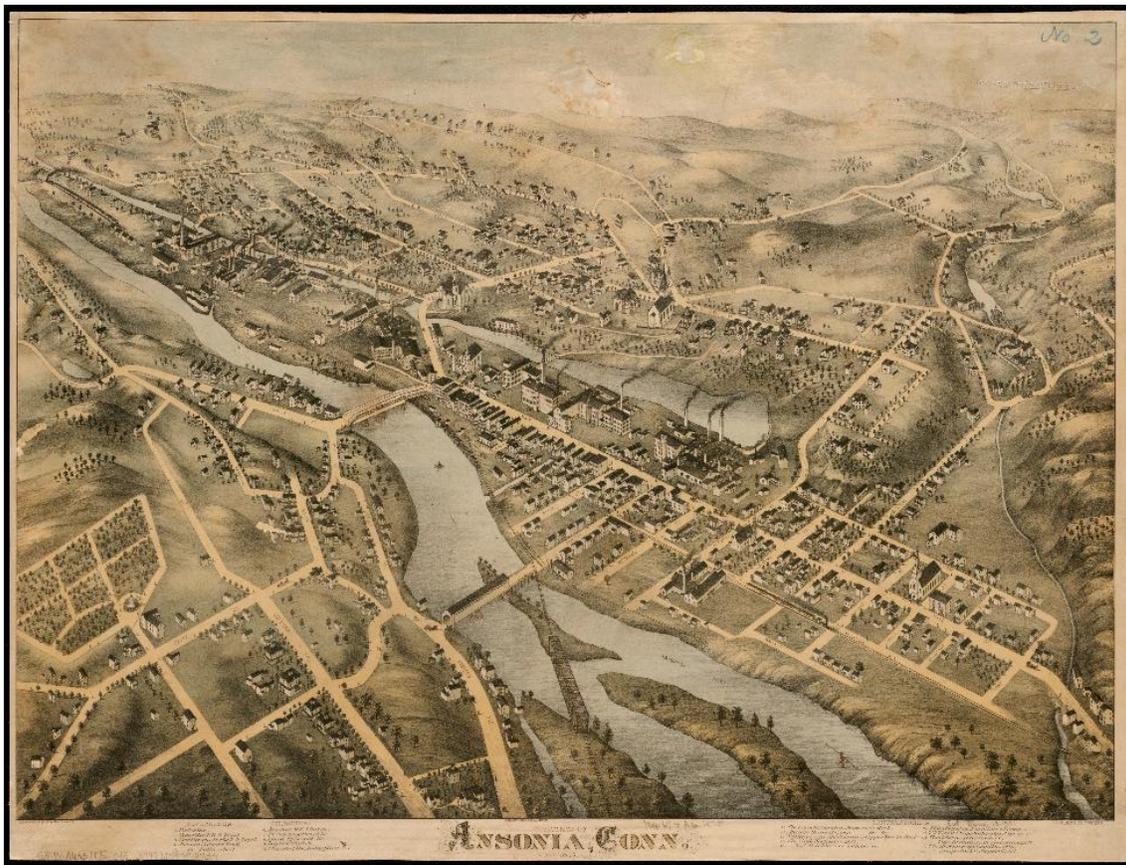


Figure 2 Ansonia, CT 1875 Map reproduction courtesy of the Norman B. Leventhal Map Center of the Boston Public Library

Ansonia was originally part of Derby. As the Naugatuck River valley developed into an industrial focal point, many new industrial operations were established and expanded and competition for labor, land and waterpower was common. Around 1840, an industrialist named Anson Phelps planned to extend the Birmingham (as Derby was then known) manufacturing area up the Naugatuck River. However, a man named Stephen Booth had purchased a key piece of property (Old Bassetts Farm) in this area and was looking to make a large profit. Rather than complete his intended purchase, Mr. Phelps instead made two key land purchases further upstream to provide for his manufacturing plant and establish a dam to allow him to build a series of canals to power the manufacturing plant.

With the availability of waterpower from the canal system, other industrial uses followed. In addition to the Phelps Copper Mill, another industrialist named Almon Farrel purchased land for a mill to produce gears and power drive mechanisms (Farrel Foundry & Machine Co). The machinery produced at the Farrell factory was purchased and used in most of the growing industrial factories in Ansonia, as well as up and down the Naugatuck Valley. Other significant products manufactured in what became Ansonia were brass goods, pins, clocks, and carriage hardware.

The economic growth of this area was encouraged by transportation improvements. The building of the Waterbury River Road (now Route 8) in 1802 allowed the transport of goods from this area to Bridgeport and Waterbury. With the completion of the Naugatuck Railroad in 1845, local goods could be economically transported to an even larger area, both domestic and international.

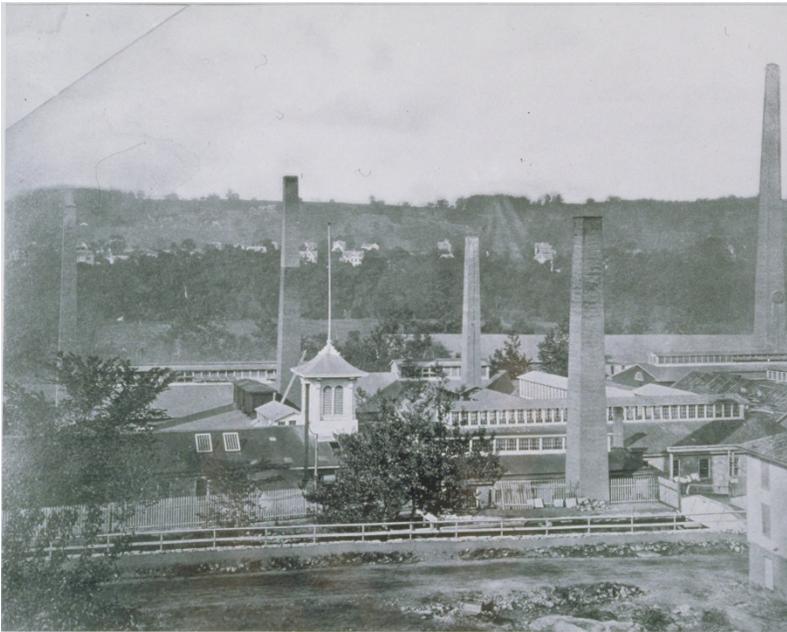


Figure 3 Ansonia, CT Coe Brass Manufacturing 1900, UCONN Libraries

By the early 1860s, the area around Mr. Phelps' manufacturing plant and other industries had become a self-sufficient industrialized area with a growing population base. In August 1863, this area became a separate borough of Derby and was named Ansonia in honor of Mr. Phelps. This arrangement lasted until 1889 when Ansonia incorporated as a City in its own right with a separate borough. The population at the time was just over 10,000 people. In 1893, the borough and city consolidated into the present day City of Ansonia.

This area was a center for industrial innovation. It is said that Thomas Edison came to the Wallace and Sons factory in 1878 and that this visit helped Edison refine his own work, resulting in the later establishment of electrical utility systems and the invention of the incandescent light bulb. The establishment of electrical utility systems created a large demand for copper wire and this spurred a major industrial boom for Ansonia. With electricity used for industrial factories, residential houses, commercial stores, trolley lines, and the telephone, Ansonia's role as an industrial powerhouse was felt for many years.



Figure 4 Ansonia, CT Flood of 1955, Main St and Bridge St, Photo by Charles Hartman

However, significant changes occurred during August 1955. A major tropical storm caused significant flooding in the Naugatuck River valley and this had a significant effect on Ansonia. The flood, one of the worst in Connecticut history, damaged many of the industrial buildings that lined the river, knocked down the bridges that crossed from West Ansonia, and destroyed whole neighborhood blocks.

Many areas were rebuilt with federal assistance. To reduce the potential for future flood damage, a flood wall system was built to protect the city of Ansonia. While this wall helped tame the river, it also blocked off the Naugatuck River from the downtown and residents. Redevelopment also changed the character of the community.



Figure 5 Ansonia, CT 2015, Flood Wall, Photo by Brian A. Pounds - Hearst CT Media

In many ways, major events in Ansonia's history and its growth and development can be linked to the Naugatuck River. The river helped power Ansonia's industries that in turn produced goods and materials used throughout the world. Although part of the old industrial Ansonia is gone, much of its industrial infrastructure is being redeveloped for a mix of commercial and residential uses.

Major Conditions and Trends

Population

- City population is expected to increase about 5% between 2010 and 2025.
- Compared to its neighboring municipalities, Ansonia is expected to be the most populous municipality and experience the highest rate of growth.
- Population density has increased slightly between 2000 and 2015.
- Median age of residents is increasing at a higher rate than neighboring municipalities.
- Residents aged 65+ years are expected to increase only 1.7% between 2010 and 2025.
- About 13% of residents were disabled in 2015.
- Ethnic diversity is increasing; Hispanic population in Ansonia has increased about 133% between 2000 and 2010, overshadowing the non-Hispanic population decrease of 6.6%.
- Number of households is decreasing while size of household is increasing.

Economic and Fiscal

- Residents are becoming less economically stable - median household income decreased by nearly 30% between 2010 and 2015.
- Gap between high and low household income brackets has increased between 2010 and 2015.
- Residents below the poverty level have increased between 2010 and 2015; about 19% of residents were determined to be at or below the poverty level in 2015.
- Rate of unemployment and the size of the labor force has been decreasing between 2012 and 2015.
- Residents have the lowest tax burden among its neighboring municipalities (FYE 2015).
- About 42% of municipal revenue is sourced from intergovernmental aid (FYE 2015), the highest among its neighboring municipalities.

Housing

- The number of housing units dropped between 2010 and 2015, about 9%.
- Ansonia residents are more housing cost burdened than the state average and most of its neighboring municipalities.
- In 2015 there were about equal numbers of single and multifamily housing units.
- Low vacancy rates, about 6%, of Ansonia's housing units in 2015.
- About 42% of structures in 2015 were built before 1939.

Land Use and Development

- In 2018, there were about 382 acres of undeveloped, or vacant, land available in Ansonia.
- As of February 2018, there are 12 brownfield sites in Ansonia with potential for redevelopment.
- Ansonia had about 26% of its land used for recreational or open space purposes in 2018.

How Ansonia sees itself in 2028

Ansonia is an urban community which takes pride in its varied architectural gems, downtown City Center district and the many recreation options available to its residents and visitors. As Ansonia grows in population and economic development, its residents and stakeholders envision Ansonia as a place where:

- Its downtown Main Street is the premier mixed use commercial and residential center of the Valley, where affordable housing and transit options, shopping and restaurants, an active arts culture, and technology attract a new set of multigenerational residents and visitors.
- Industrial infrastructure is redeveloped for commercial and residential mixed uses and small scale advanced manufacturing.
- It is a regional center for advance manufacturing training facilities and green industries.
- Infrastructure, public transit and City services meet the needs of current residents.
- Access to transit and amenities is available for persons with and without disabilities.



Figure 6 Ansonia, CT in Autumn 2014, photo by COGCNV staff

Future Land Use

Ansonia's Future Land Use Patterns largely reflect the trends in development of the City over the past thirty years with 2 major diversions:

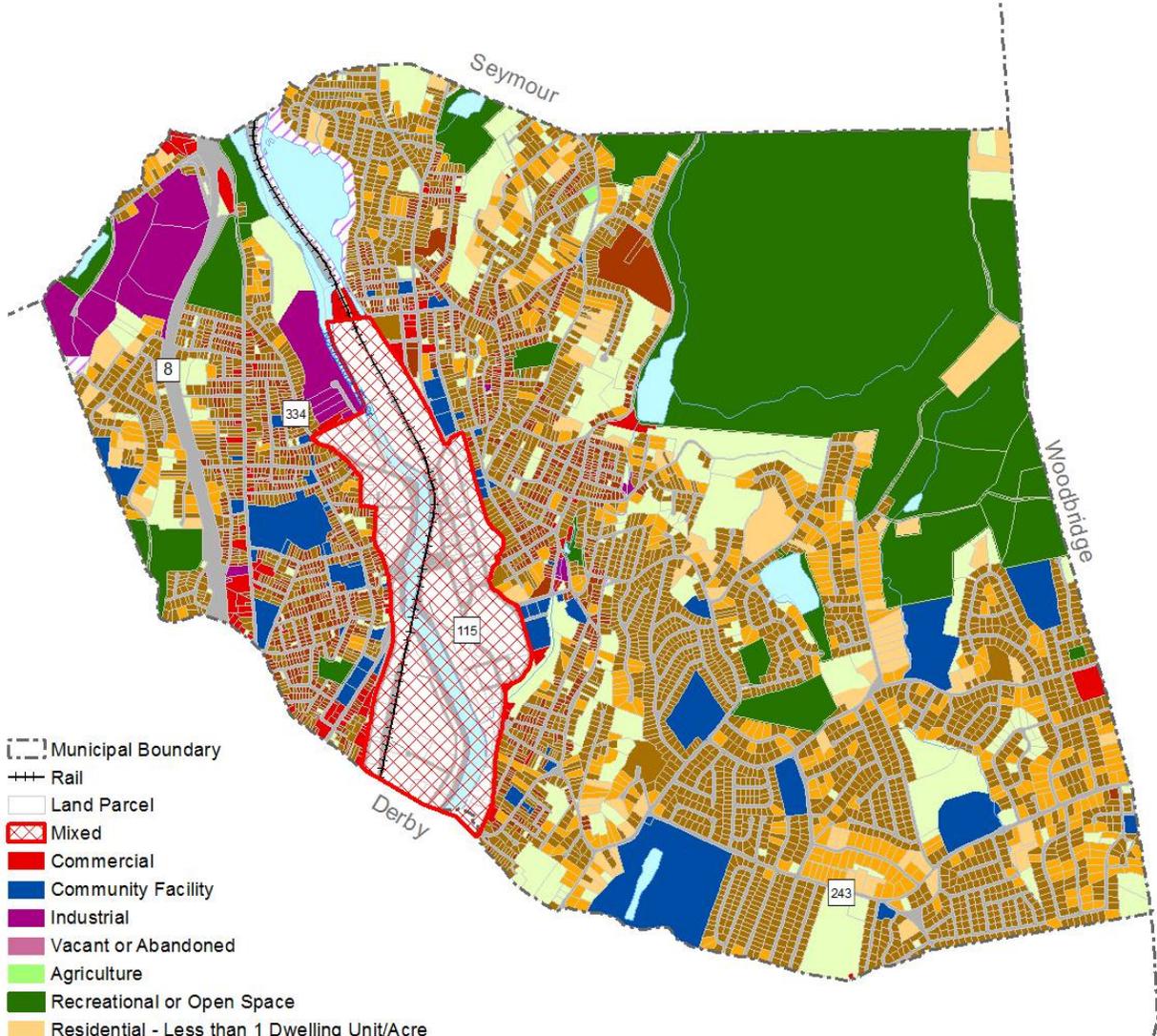
1. The historically industrial areas east and west adjacent to the Naugatuck River are envisioned to be redeveloped as mixed-use commercial with more dense residential development to support the commercial development.
2. More dense residential development occurring in the commercial centers. Historically, the City's Center supported industrial land use development with limited supporting commercial development and predominantly 1 or 2 family homes on periphery changing to single family moving out from the City Center. An increasing residential density in the City Center will result in 3-4, or multi-family housing in the City Center Zone and will be mutually supportive of the commercial services locating to support the residential needs.

The remaining land area of Ansonia is expected to be consistent with existing uses in regards to undeveloped land, open space, industrial, manufacturing, and publicly available spaces. The City has invested significantly in its industrial parks to provide adequate transportation and public services including water and sewer to enable to growth in these areas, but it is not expected that more land will be developed for industrial or manufacturing beyond what has already been reserved for those types of land uses. See Map 2, Future Land Use, on the next page for more information about anticipated land use patterns.

Map 2



Future Land Use City of Ansonia, CT



- Municipal Boundary
- Rail
- Land Parcel
- Mixed
- Commercial
- Community Facility
- Industrial
- Vacant or Abandoned
- Agriculture
- Recreational or Open Space
- Residential - Less than 1 Dwelling Unit/Acre
- Residential - 1 to 2 Dwelling Units/Acre
- Residential - 2 to 8 Dwelling Units/Acre
- Residential - 8 or more Dwelling Units/Acre
- Resource Extraction
- Right Of Way
- Transportation
- Utilities
- Undeveloped Land
- Water



For planning purposes only.
Delineations may not be exact.
Sources:
Town of Ansonia
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018

Policies and Strategies toward the 2028 Vision

Conservation Policies

- Protect Natural Resources
- Preserve Open Space
- Protect Historic Resources
- Enhance Community Character

Conservation Strategies

Natural Resources

- 1 Continue to enforcement of the 100 - foot regulated activity area around streams, rivers, and regulated wetland areas.
- 2 Consider adopting regulations to provide green space between new development and the Naugatuck River.
- 3 Discourage building and road development on steep slopes (15 percent or greater)
- 4 Continue to allow exceptions for preservation of natural features (zoning sec 330.16), and consider increasing the preservation area.
- 5 Reactivate, to the extent possible, the Naugatuck River waterfront as an amenity.
- 6 Reduce the number of new private wells in areas with known ground water scarcity
- 7 Protect ground water resources from point source pollution

Open Space

- 8 Create an inventory of existing open spaces and identify opportunities for the creation of a parks system in the City's neighborhoods.
- 9 Preserve more open space to preserve natural resources.
- 10 Study feasibility of an elevated walkway along the Naugatuck River flood retaining wall.
- 11 Encouraging the preservation of open space by private organizations (i.e. Ansonia Rod and Gun Club).

Development Policies

- Enhance Community Structure...
- Maintain Residential Areas...
- Encourage Economic Development...
- Monitor Community Facilities Needs
- Consider Transit Oriented Development
- Encourage Brownfield Redevelopment

Development Strategies

Community Structure

- 1 Manage the older industrial areas and consider mixed use development options.
- 2 Concentrate on developing those areas designated as industrial parks, while preserving the adjoining residential areas.
- 3 Reactivate the Naugatuck River Waterfront.

Housing & Residential Areas

- 4 Evaluate the rehabilitation of the affordable housing units in the community.
- 5 Consider mixed use development downtown.
- 6 Maintain the existing residential areas.
- 7 Support initiatives that promote the ability of elderly citizens to remain in their homes.
- 8 Support innovative programs and regulatory initiatives that encourage homeowners to reside in Ansonia rather than increasing the incidence of absentee landlords.

Business & Economic Development

- 9 With professional assistance, prepare a comprehensive study of downtown Ansonia, including the Latex Foam site.
- 10 Create a downtown that functions as a business and social center.
- 11 Actively integrate housing into the downtown.
- 12 Conduct an overall survey of business types in the downtown.
- 13 Actively solicit residents for business development types.
- 14 Actively seek ways to make Ansonia a destination.
- 15 Provide guidance to the downtown for people traveling from major highways.
- 16 Encourage the use of signage along major roadways to make the business district more visible.
- 17 Enhance the gateways to the downtown.
- 18 Enhance the downtown Main Street area through:
 - Sidewalk enhancements,
 - Open space, grassed sitting areas,
 - Lighting improvements, and
 - Smart Cities technologies, including publicly accessible WiFi.
- 19 Conduct a parking needs assessment for the downtown area.

- 20 Explore ways to diversify the local economic base to meet the needs of new business ventures.
- 21 Encourage the development of industrial parks while;
 - Protecting established residential areas, and
 - Protecting natural resource areas.

Transit Oriented Development

- 22 Continue to advance and implement Transit Oriented Development in the City Center Zone and along both sides of the Naugatuck River,
- 23 Evaluate the existing parking supply and demand in the City Center Zone and evaluate revisions to the standard parking requirements to facilitate TOD
- 24 Incorporate transit access when developing high density residential and mixed use parcels.

Brownfields Redevelopment

- 25 Encourage redevelopment and reuse of brownfield sites when feasible.
- 26 Continue to work with the NVCOG Regional Brownfields Partnership to assess potential sites which are good candidates for further remediation assistance.

Community Facilities

- 27 Encourage the implementation of the recommendation of the Inflow and Infiltration Study.
- 28 Pursue efforts to encourage and recognize volunteer staff.
- 29 Encourage the evaluation of the Police Department needs.
- 30 Evaluate the community's needs and appropriate resources accordingly.

Infrastructure Policies

- Improve Transportation Circulation
- Enhance Pedestrian Travel
- Maintain and Enhance Public Utilities

Infrastructure Strategies

Transportation

- 1 Improve roadway circulation.
- 2 Update roadway classifications.
- 3 Consider conducting a downtown traffic circulation plan.
- 4 Manage roadway improvements.
- 5 Continue to work with the Naugatuck Valley Council of Governments to implement roadway improvements.
- 6 Continue to make roadway improvements and to address safety and capacity issues.
- 7 Support the enhancement of transit services to best meet the needs of the community.
- 8 Enhance pedestrian and bicycle travel.
- 9 Establish and maintain a sidewalk inventory and make improvements and/or connection where necessary.
- 10 Consider adopting a fee-in-lieu of sidewalk regulation.
- 11 Encourage the development of bikeways when roadway improvement projects are designed and constructed.
- 12 Continue to construct the Naugatuck River Greenway off road trail system.

Utilities

- 13 Maintain piped utilities.
- 14 Encourage residences on well water to convert to the public water supply.
- 15 Monitor the public water supply for future community needs.
- 16 Implement the recommendation provided in the Inflow and Infiltration study.
- 17 Encourage enhancements to wired utilities.
- 18 Continue to require that all new utilities be placed underground.
- 19 Encourage the burying of overhead utilities when redevelopment occurs.
- 20 Consider adopting new streetlight policy and design guidelines in accordance with PA 01-134.
- 21 Manage wireless communication infrastructure.
- 22 Consider adopting regulations or guidelines addressing wireless facilities.
- 23 Reduce the number of new developments on well water supply, especially in areas with repeated, and known, well and ground water supply shortages, as evidenced through Naugatuck Valley Health District new and deeper well drilling permits.

Implementation Priorities

Implementation of the Plan is a gradual and continual process. While some recommendations can be carried out in a relatively short period of time, others may only be realized towards the end of the planning period, and some may be even more long-term in nature. Further, since some recommendations may involve additional study or a commitment of fiscal resources, their implementation may take place over several years or occur in stages.

Implementation Tools

Tools available to implement the Plan of Conservation and Development (POCD) include:

Annual Work Program -The strategies in this plan can be used by the Planning & Zoning Commission to develop an annual work program, both for itself and other boards and commissions.

Plan of Conservation & Development (POCD) -Using the POCD as a guide for land use decisions by the Planning & Zoning Commission will help accomplish the goals and objectives of the POCD. All land use proposals should be measured and evaluated in terms of the POCD and its various elements.

Zoning and Subdivision Regulations -The Zoning and the Subdivision Regulations provide specific criteria for land development at the time of applications. As a result, these regulations are important tools to implement the recommendations of the POCD. However, this is only true if the regulations reflect the policies of the POCD.

Capital Budget -The Capital Budget (or Capital Improvement Program) is a tool for planning major capital expenditures of a municipality so that local needs can be identified and prioritized within local fiscal constraints that may exist. A five-year capital budget should be prepared for Ansonia.

Referral of Municipal Improvements -Section 8-24 of the Connecticut General Statutes requires that municipal improvements (defined in the statute) be referred to the Planning & Zoning Commission for a report before any local action is taken. A proposal disapproved by the Commission can only be implemented after a two-thirds vote by Town Meeting.

Plans which inform and are related to the POCD include but are not limited to:

- City Center Zone Plan - (2006)
- Valley Council of Governments (VCOG) Long Range Transportation Plan (2015-2040)
- Natural Hazard Mitigation Plan 2012 - Valley Council of Governments
- Village District Zoning and Historic Building Development Plan - September 2016
- Ansonia Nature Center Conditions Assessment Report - November 22, 2016
- Community Connectivity Program - Ansonia Main Street - Route 115 - Road Safety Audit October 25, 2016
- Valley Community Index: Understanding the Valley Region (2016) - Valley Community Foundation

Regional Partners

Before 2015, Ansonia was a member of regional planning organization (RPO) known as the Valley Council of Governments (VCOG), which included three (3) other municipalities. After the consolidation of VCOG and another RPO, the Council of Governments of the Central Naugatuck Valley (COGCNV), Ansonia joined a new nineteen (19) member regional planning organization known as the Naugatuck Valley Council of Governments (NVCOG). As an NVCOG member, Ansonia addresses regional planning issues related to transportation, land use, conservation and development. NVCOG member municipalities neighboring Ansonia include Seymour and Derby. Ansonia borders member municipalities of the South Central Connecticut Council of Governments (SCCOG) namely Woodbridge.



Figure 7 Shore Line Trolley Museum, East Haven, CT, 2011, Photo by Frank Pfuhrer

Regional groups with which Ansonia collaborates:

- Emergency management: Regional Emergency Planning Team (REPT) Region 2
- Economic Development: Bridgeport-Stamford Labor Market Area, Naugatuck Valley Economic Development District, The Greater Valley Chamber of Commerce, Connecticut Main Street Program,
- Health District: Naugatuck Valley Health District
- Metropolitan Planning Organization (MPO): Greater Bridgeport and Valley MPO
- Foundations: Valley Community Foundation
- Regional Councils of Government: NVCOG, South Central Connecticut Council of Governments (SCCOG)
- NVCOG Regional Brownfields Partnership

Consistency with Regional and State POCD's

The Plan's goals and recommendations reflect the overall consensus of what is best for Ansonia and its residents, with consideration given to existing conditions and trends. Strategies in the Plan are also consistent with broader regional and state growth principles as described in the State's Conservation and Development Plan and corresponding Locational Guide Map (2013 - 2018) (Map 3).

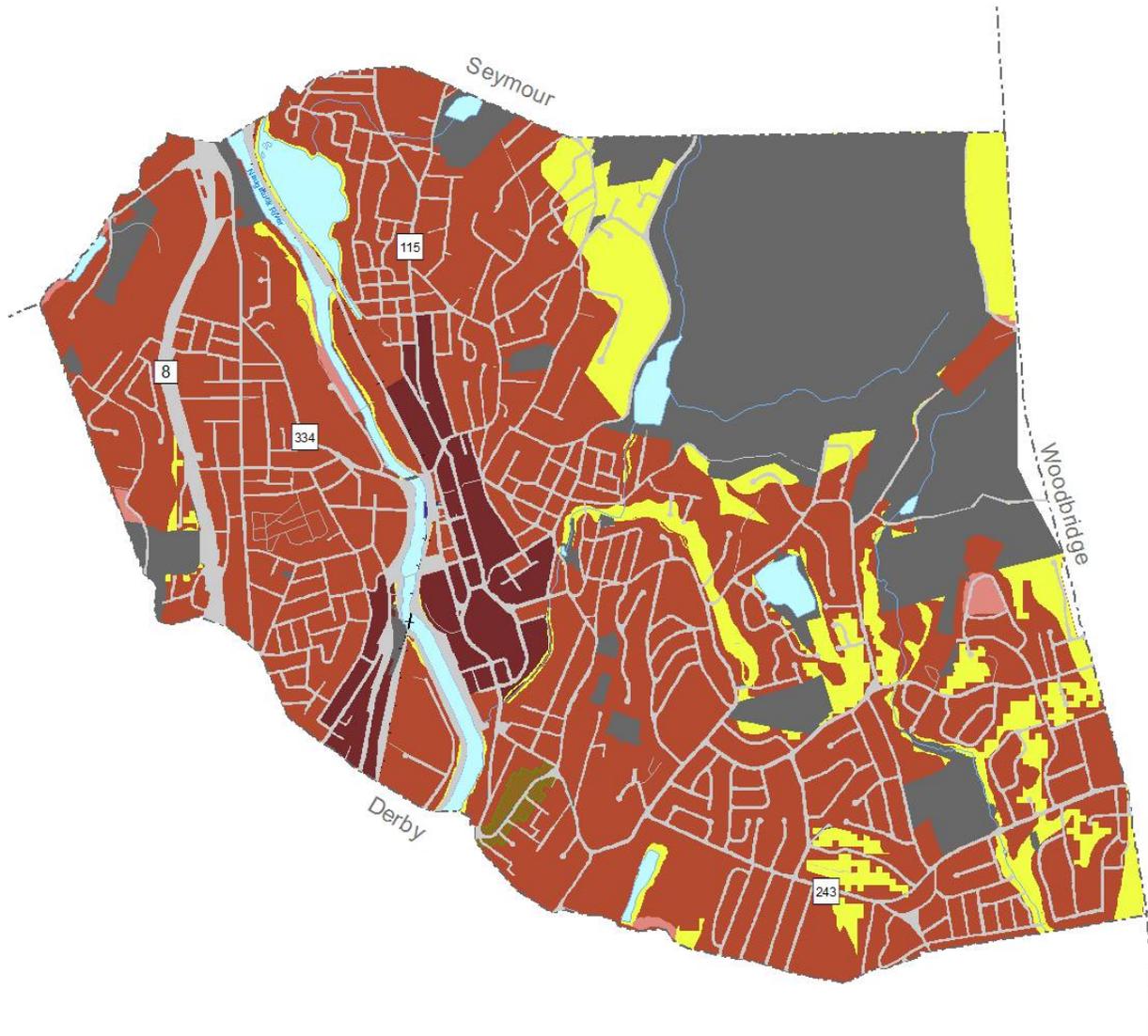
Ansonia is a member of the Naugatuck Valley Council of Governments (NVCOG). Since an NVCOG Regional Plan has not been adopted, the Valley Council of Governments (VCOG) Regional 2008 Regional Plan provided guidance and focus for the preparation of this Plan. In the preparation of the municipal plan, Section 8-23 of the Connecticut General Statutes requires consideration of the Regional Plan of Conservation and Development and the State Conservation and Development Plan prepared by the Connecticut Office of Policy and Management. The growth strategies in Ansonia's Plan have been reviewed by the City of Ansonia, Ansonia's Planning and Zoning Commission, and the Naugatuck Valley Council of Governments and have been found to be generally consistent with the goals and growth principles of the current State Conservation and Development Plan, the State's Draft 2018-2023 Plan, as well as the 2008 Valley Council of Governments Regional Plan of Conservation and Development.

Map 3



Locational Guide Map, Conservation & Development Policies Plan for Connecticut 2013 - 2018

City of Ansonia, CT



- | | | |
|-------------------------|--------------------------------|----------------------------|
| Rail Station | Priority Funding Areas | Conservation Areas |
| Rail | 1 - 2 Criteria | 1 - 3 Conservation Factors |
| State Highway | 3 - 4 Criteria | 4 - 5 Conservation Factors |
| Municipal Boundary | 5 Criteria | 6 - 7 Conservation Factors |
| Water | Balanced Priority Funding Area | |
| Local Historic District | | |
| Protected Lands | | |



Source: "Roads", CTDESPP & TeleAtlas 2009
 "Town Boundary", "Hydrography", DEEP
 "Conservation & Development", State of Connecticut, OPM, Adopted June 5th, 2013

This map is not intended to depict consistency with the Conservation and Development Policies Plan, nor does it represent an endorsement of any specific land use, project, or State action. This map is not intended to supersede any local land use regulations or plans.



Revised: 4/17/2018

What the Community Tells Us – Public Participation



Figure 8 Ansonia, CT Julia Day Nursery & Kindergarten, 2017 Ansonia, CT Facebook page

The POCD is a statement of the community's shared vision for its future. For a vision to be valid and be acted upon, it must include the input of as many of its residents and community stakeholders as possible.

How does public input matter?

- Brings meaning and relevancy to the plan.
- Prioritizes economic and development actions.
- Helps decision-makers understand what needs to be addressed over next ten years.

During the preparation of the Ansonia POCD, the following public outreach was undertaken:

Online Survey

- posted to the City website's Planning and Zoning Commission webpage
- opened December 1, 2017 and closed February 5, 2018 – 116 responses

Public Workshop

- Held on January 22, 2018 at Ansonia City Hall, Aldermanic Chambers, 6 PM – 7:30 PM
- In attendance: 3 Planning and Zoning Commissioners, City Planner, Mayor, Economic Development Director

Discussions with the Board of Alderman and City Commissions at their regularly scheduled public meetings

Public Workshop

January 22, 2018 – 6 PM – 7:30 PM – Ansonia City Hall – Aldermanic Chambers

The Naugatuck Valley Council of Governments staff facilitated a Planning and Zoning Commission public workshop for the Ansonia POCD. The purpose of this session was to engage with Ansonia’s residents and stakeholders to learn about their current priority issues, assets, and challenges regarding land use, economy, infrastructure, services and environment. Maps of land use, zoning, and housing stock were displayed around the room. After a brief presentation of trends and conditions based on federal and state data analysis, the following questions were posed those in attendance:

Thinking about the City of Ansonia:

1. What’s good now?

- What do you like?
- What should be maintained?

Answers: Nature Center, Main Street festivals, the Emmett O’Brien Technical High School, and Fountain Lake Park, Ansonia’s people

2. What’s not working?

- What do you dislike?
- What needs to change?

Answers: Population density, blighted buildings, not enough usable commercial space and open space,

3. What opportunities are there?

- What new things can be done to make Ansonia better?
- What do you hope to see in Ansonia’s future?

Answers: Repurpose historic buildings, two and three family homes allow density in close proximity to downtown, Ferrel and Ansonia Copper and Brass properties, renovate Opera House, and allow more access to area businesses by extending Riverside Drive to Route 8 exit 19.

4. What questions haven’t we asked that need to be asked?

General comments:

- Concerns with overpopulation and housing density.
- Economic development should include accessible internet and smart city features which could feasibly be installed in the parallel three street corridor comprising Ansonia’s core business district.
- City has good bones.

Online Survey

The anonymous online survey was composed of forty (40) questions. Respondents could answer as many questions as they wished. The following topics were addressed:

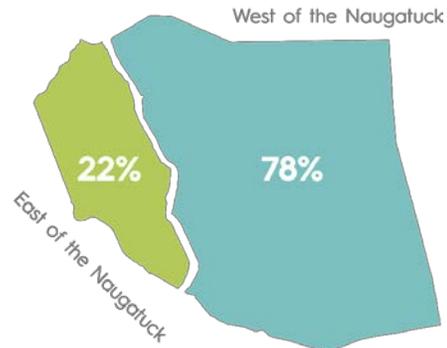
- 1 About your home
- 2 About how you get around Ansonia
- 3 About Ansonia’s community services, facilities and recreational areas
- 4 About what Ansonia does well and where it needs some work
- 5 About you – demographic data about the respondents

The survey was posted to Ansonia City website on December 1, 2017. By the time it was closed on February 20, 2018, a total of 116 responses were collected. A short summary of the responses follows:

About your home

Length of Residency	Less than 1 year	<1%
	1-5 years	8.7%
	6-10 years	13.9%
	Over 10 years	76.5%
Own or Rent?	Own	91.0%
	Rent	7.0%
	Other	1.8%
Age of Home	<1 year	0.0%
	1-5 years	0.0%
	6-15 years	<1%
	16-30 years	13.1%
	31-50 years	23.7%
	50+ years	56.0%
	Don't know	6.0%
Condition of Home	Excellent	23.9%
	Good	55.0%
	Fair	21.2%
	Poor	0.0%

Where survey respondents lived, relative to the Naugatuck River.



Common Concerns and Shared Visions

Top 5 Features and Assets in Ansonia

1. Access to Rt. 8
2. Diverse Population
3. Parks
4. Public Safety and Security
5. Housing options and affordability

Top 5 Issues Facing Ansonia

1. Need to revitalize the downtown area
2. Need to enhance the appearance of Ansonia
3. Education
4. Lack of jobs
5. Improve the condition and quality of housing

Top 5 Downtown Priorities

1. New retail businesses
2. Mixed-use development (commercial, retail, and housing) in downtown
3. Renovation of existing housing
4. New community center
5. New restaurants

Top 5 Planning and Economic Development Priorities

1. Mixed-use development (commercial, retail, and housing) downtown
2. Redevelopment of Main St and East Main St
3. Make Ansonia more pedestrian and bike friendly
4. Parking for downtown development
5. Enhancement of the Ansonia rail station

Strategies for Economic Development

1. There are a lot of people in Ansonia that are in need of blue collar jobs. Bring in the industrial use companies that will provide steady work.
2. Use downtown for space for apartments one or two bedroom type
3. dog parks
4. Divert traffic off Olson Drive
5. Clean and update sidewalks
6. Canoe / kayak launch
7. Bike Path on Platt Street Hill and Pulaski Highway
8. Finish painting corner of main and maple by AHA
9. evaluate shared bike lanes (new haven example)
10. Improve accessibility to public buildings
11. New Greeway trail
12. Create park on Olson Drive
13. Better connection to downtown starting at division street
14. Safe Walkway for Students who walk to Ansonia High School
15. consider directory kiosks, directory app for ease of shopping
16. Facade cohesiveness on downtown storefronts and signs

Properties Restaurants Education Priority Town
Economic Development **Attract** Space **Ansonia**
Friendly **Clean** Growth Improve Downtown

Other Planning and Economic Development Priorities

1. Embrace "Home of the Bicycle" Healthy lifestyle - green - workout stations downtown - attracts millennials
2. Streetscape
3. We need a better recycling program
4. new senior center
5. In city bus service
6. Make youth activities more affordable
7. With parking lots by A.R.M.S. and Fitzpatrick's as well as street parking, downtown isn't bad pedestrian wise.
8. Clean up the Brass and Farrel buildings. Start with the ones visible from the street.
9. Combine services in Ansonia, Derby and Seymour.
10. Arts & Cultural development
11. consistent signage showing direction for public buildings when driving
12. Enhance rail station
13. I don't feel the city should be trying to take the office building and parking lot via eminent domain. Fund/bond/get grants/whatever to build independent and specific buildings for the police, city hall, and fire.
14. Finish the Armory rehab. A historical asset, part of the Ansonia identity.
15. Fountain Lake development
16. Finish the acquisition of 65 Main St.

Ansonia
Downtown Street **Development**

What the Data Tells Us – Conditions and Trends

Some discrepancies in data will be found because of the varying methodologies of data sources.

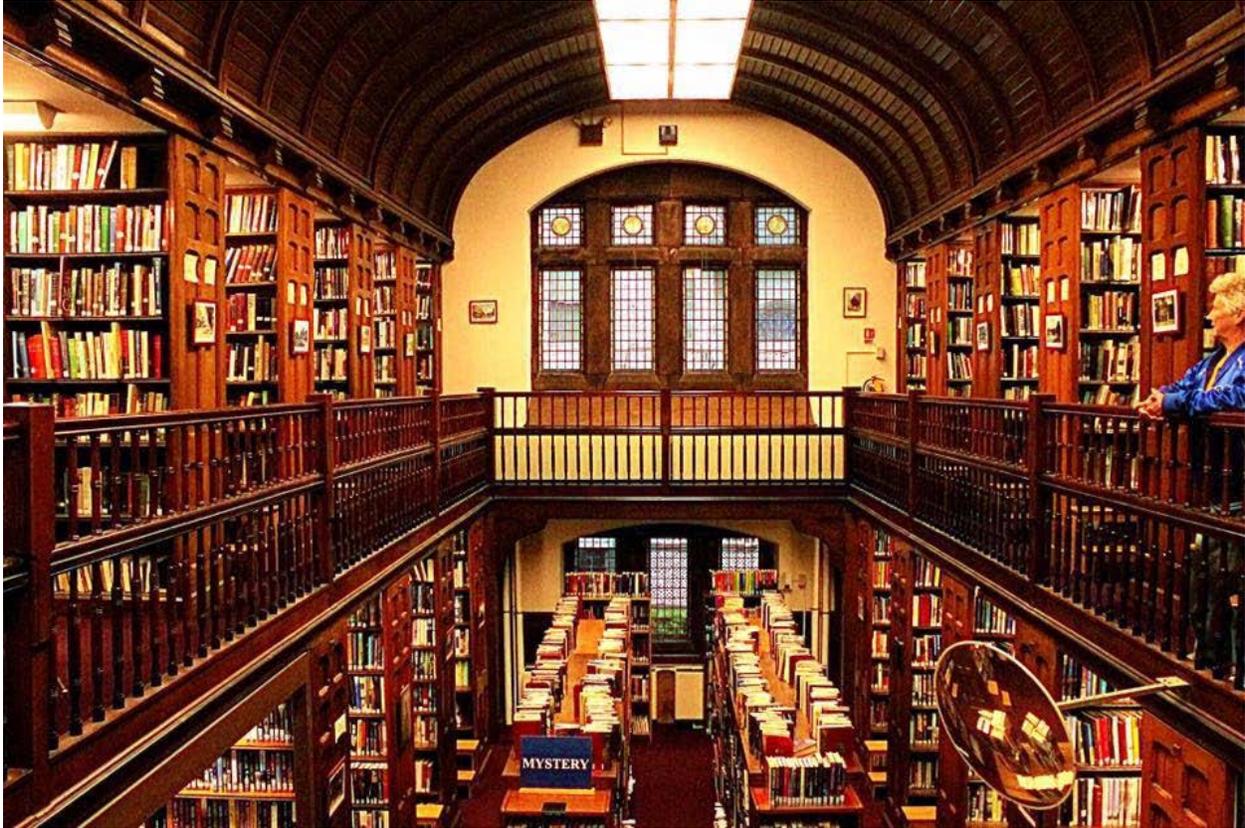


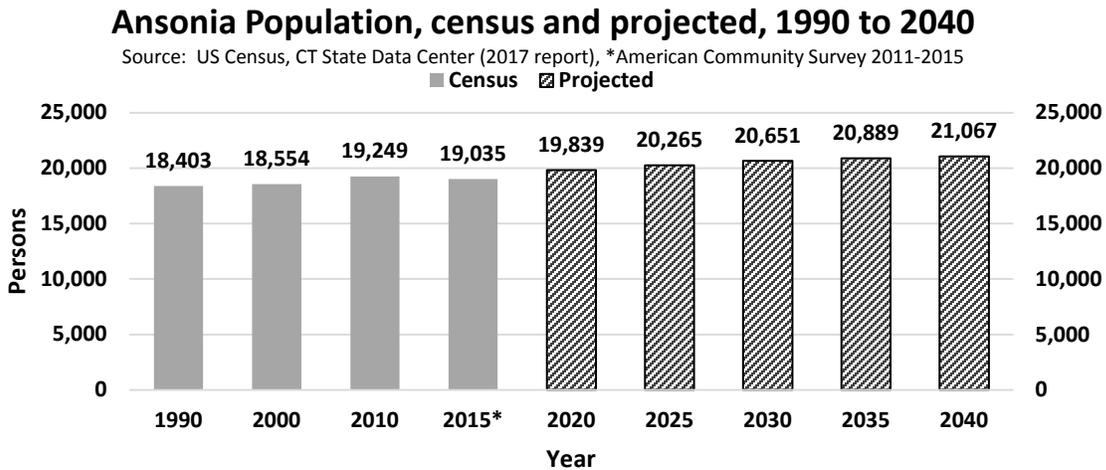
Figure 9 Ansonia, CT Public Library, 2017 Ansonia, CT Facebook Page

People

General Population

The U.S. Census Bureau reported Ansonia’s 2010 population to be 19,249 persons. This represents an increase of 695 persons from the 18,554 persons reported in the 2000 Census.

The graph below shows population growth in Ansonia from 1990 to 2015, and projected population into 2040. A small increase of 1,016 persons, or 5.3%, over the 2010 population is predicted for 2025.



Compared to its neighboring municipalities, **Ansonia is expected to be the most populous municipality and experience the highest rate of growth.** Ansonia’s growth rate is expected to exceed the state of Connecticut’s (1.2%).

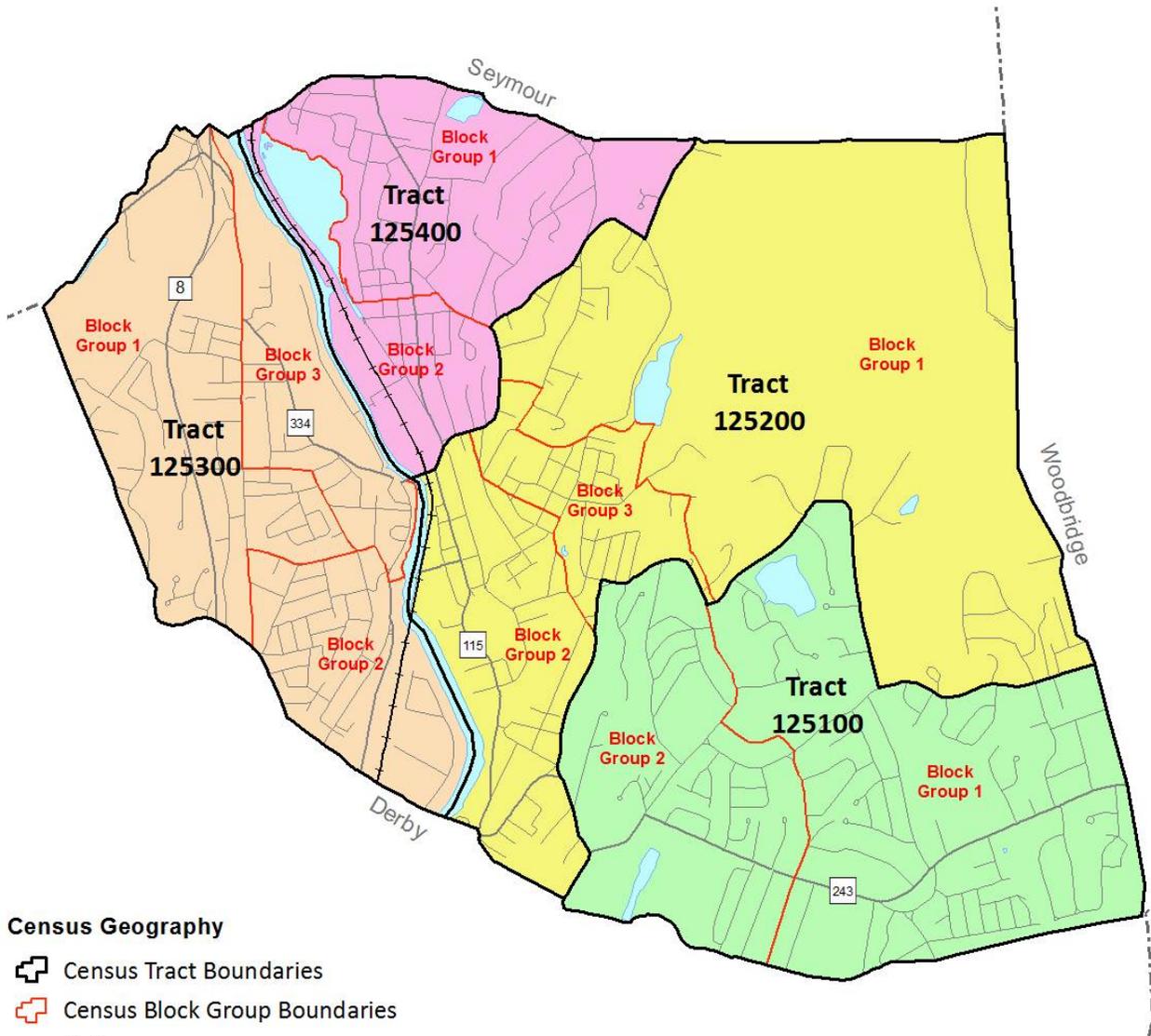
Geography	Census population			Projected Population		Population Change 2010-25
	2000	2010	2015*	2020	2025	
Ansonia	18,554	19,249	19,035	19,839	20,265	5.3%
Derby	12,391	12,902	12,796	13,250	13,553	5.0%
Seymour	15,454	16,540	16,545	16,797	16,880	2.1%
Woodbridge	8,983	8,990	8,939	8,237	7,847	-12.7%
Connecticut	3,405,565	3,574,097	3,593,222	3,604,591	3,618,755	1.2%

Source: US Census, CT State Data Center (2017 report), *American Community Survey 2011-2015 estimate

Map 4



Census Tracts and Block Groups City of Ansonia, CT



Census Geography

- Census Tract Boundaries
- Census Block Group Boundaries
- Rail
- Roads



For planning purposes only.
Delineations may not be exact.
Source:
U.S. Census TIGER/Line
Hydrography: DEEP

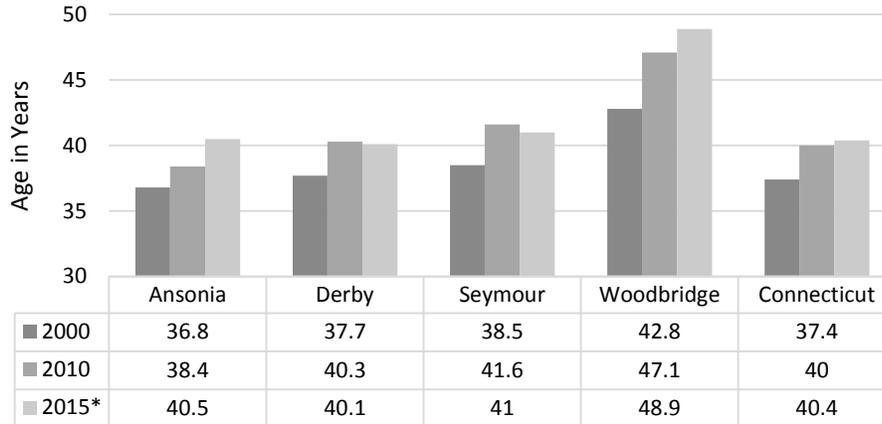


Revised: 4/16/2018

Ansonia’s population has been steadily aging, though between 2010 and 2015 rose more sharply than its neighbors and the state. Between the years 2000 and 2015, the median age of an Ansonia resident has increased about 3.7 years, from 36.8 years to 40.5 years. Among its neighbors, only Woodbridge has experienced a greater increase in median age (7.1 years)

Median Age, 2000 to 2015

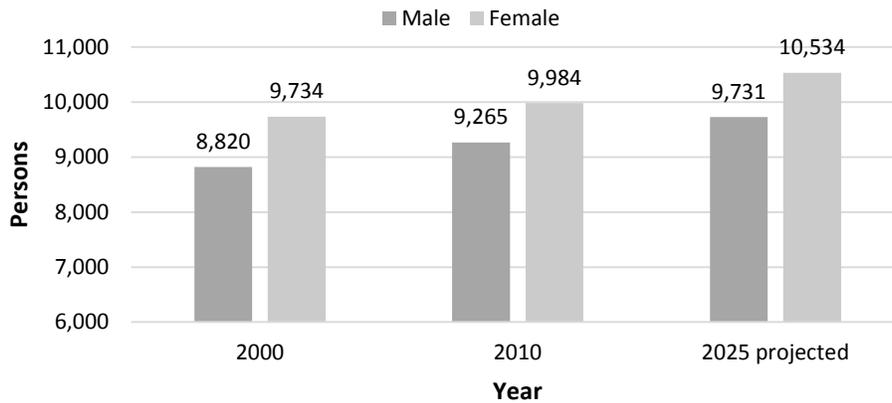
Source: US Census, *American Community Survey 2011-2015, table B01002



Women have outnumbered men in the year 2000 and 2010 Censuses, and are projected to continue to do so through 2025.

Population Trend by sex, 2000 to 2025

Source: US Census, CT Data Center (2017 report)



Population Density

Geography	Total Area* (Sq. Mi.)	Population Density (persons/Sq.Mi.)			% Change 2000-2015
		2000	2010	2015	
Ansonia	6.2	2,997	3,110	3,075	2.6%
Derby	5.4	2,290	2,385	2,365	3.3%
Seymour	15.0	1,032	1,104	1,104	7.1%
Woodbridge	19.2	468	468	466	-0.5%

Source: US Census, American Community Survey 2011-2015 *Total Area = Land Area + Water Area

Ansonia’s density has increased but at a slower rate than most of its neighbors. Like most of its NVCOG neighboring municipalities, Ansonia’s population density has increased less than 10% between the 2000 and 2010 US Censuses, and by 2015 was estimated to have increased by 2.6% over a 15 year period. With increased population projections, density is also expected to increase through 2040.

Components of Population Change

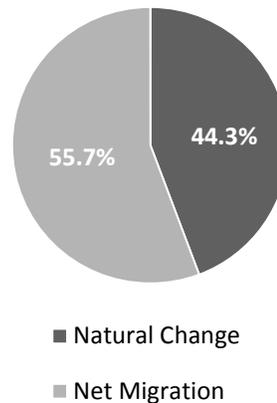
Since 1950, Ansonia has been experiencing a trend of net out-migration (most apparent in the 1970s). During the 1950s and 1960s, this out-migration was more than offset by natural increase (births exceeded deaths) and Ansonia continued to grow. However, between the 2000 and 2010 censuses, Ansonia’s population change is mostly attributed to net migration, which fluctuated but saw a sharp net in-migration of nearly 700 in 2010. Between the years 2010 and 2014, the CT Department of Public Health estimates that births continue to outnumber deaths. This indicates an increasing younger population experiencing a low growth rate. Total population did decrease between 2010 and 2015, and this is due to a net outmigration.

Components of Pop. Change		
Year	Net Migration	Natural Change
2000	552	64
2001	346	32
2002	-236	25
2003	-20	99
2004	1	62
2005	-170	33
2006	-147	53
2007	-138	38
2008	-85	38
2009	-29	40
2010	667	68
2011	-41	11
2012	-101	40
2013	-148	10
2014	-129	68

Source: CT Dept of Health

**Components of Population Change,
2010-2014**

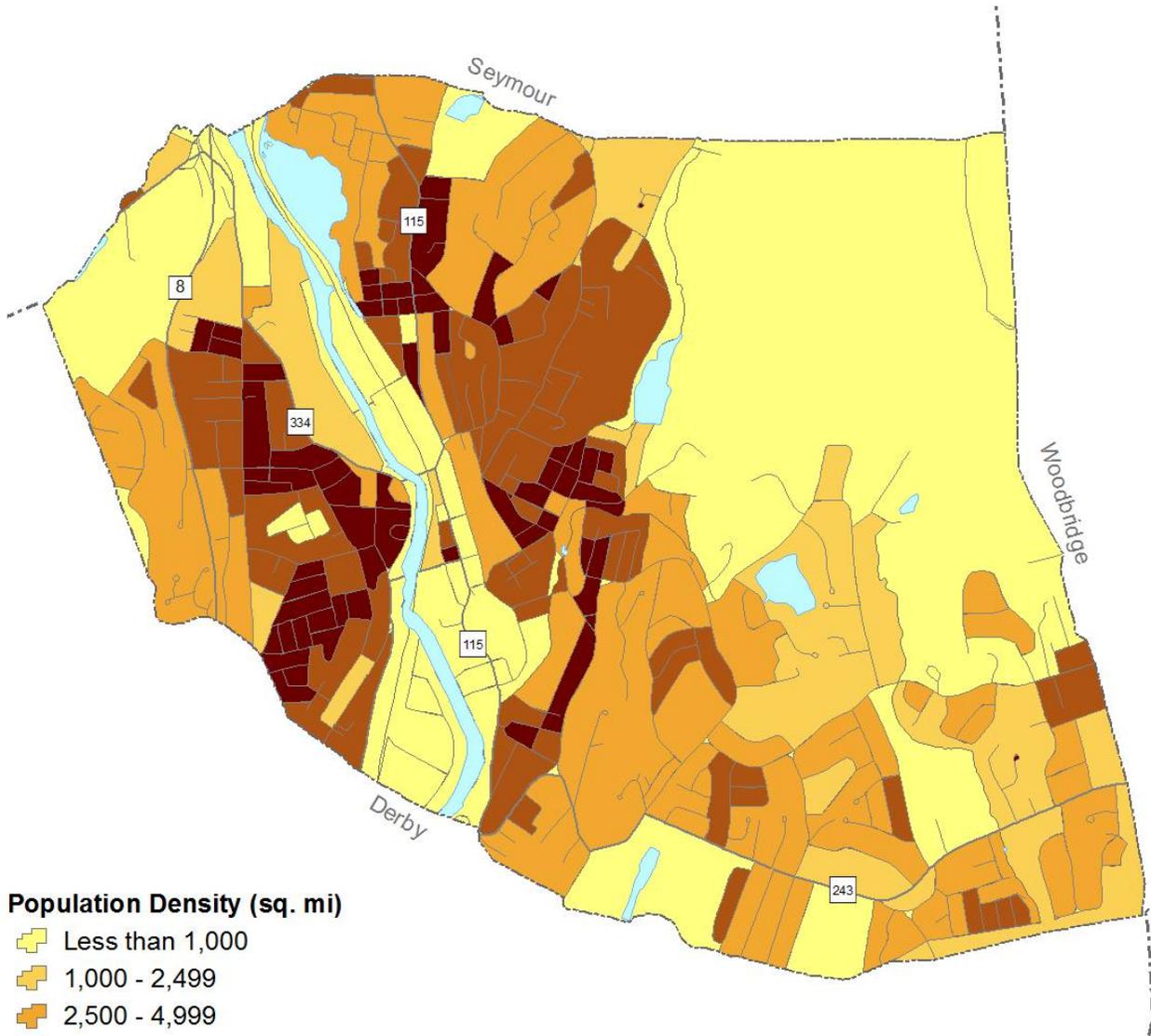
Source: CT Department of Public Health
Note: Natural Change=Births+Deaths



Map 5



Population Density by Census Block City of Ansonia, CT



Population Density (sq. mi)

- Less than 1,000
- 1,000 - 2,499
- 2,500 - 4,999
- 5,000 - 9,999
- 1,000 or Higher

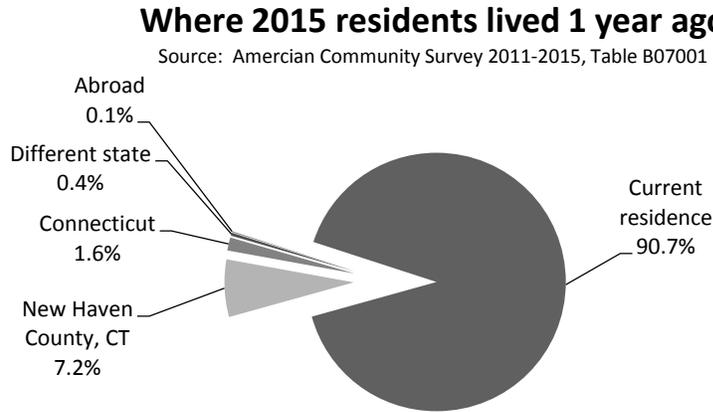


For planning purposes only.
Delineations may not be exact.
Sources:
U.S. Census TIGER/Line
U.S. Census 2010
Hydrography: DEEP



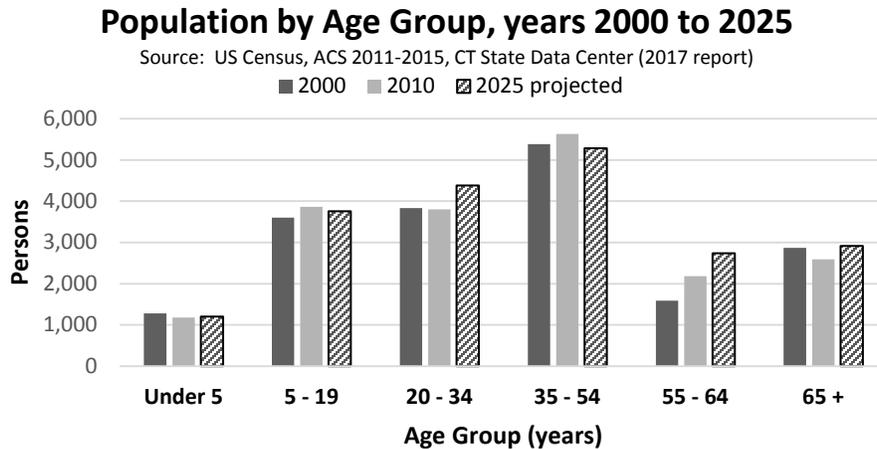
Revised: 4/17/2018

Considering more recent migration data, the US Census estimates that in 2015, most new Ansonia residents migrated from another New Haven County address (see graph below).



Distribution by Age

Ansonia's 2025 estimated 5.3% population increase is not expected to be evenly distributed. As seen in the chart below, the number of residents in their prime working ages of 35-54 years is expected to decrease, while older adults aged 55 and over is expected to



increase. Between 2010 and 2025 the net difference of adults aged 35-54 is expected to decrease, however this prime working age group is still expected to outnumber the 65 and over group by about 45% or 2,372 persons. Combined with the estimated downward trend of the population of children, Ansonia is expected to be a city of increasingly older individuals, but still working age. **One demographically promising factor is the anticipated increase in the young adult (age 20-34 years) population, which indicates Ansonia is expected to be a desirable place to live for younger adults.**

Children (ages 19 and under) - Decreasing, but only slightly

In 2010, about 26% of Ansonia’s population was comprised of children; this number is projected to slightly drop to 24.5% by 2025. Between 2000 and 2015 there has been an increase in the number of school age children (5-19 years) and a decrease in the number of non-school age children (less than 5 years.) This trend is reversed for projections to year 2025. The projected drop in the number of school aged children will impact the need for educational facilities and recreational opportunities. School facilities built for children may need to be repurposed for the growing population in the 65+ year age group.

Share of Ansonia's Population by Age Group

Age Group	Census population			Projected population	
	2000	2010	2015	2020	2025
Children (19 and under)	26.3%	26.2%	25.8%	24.9%	24.5%
Adults (20 to 54)	49.6%	49.0%	44.6%	47.8%	47.7%
Older Adults (55 and over)	24.0%	24.8%	29.6%	27.3%	27.9%

Source: US Census, CT State Data Center (2017 report), *American Community Survey 2011-2015

Adults (ages 20-54) - After recent (2015) drops, projected to increase and stabilize

Adults comprised about 49% of Ansonia’s population in 2010, decreased to about 45% in 2015 and are expected to increase to about 48% by 2025. The number of young adults (ages 20 to 34) and middle aged adults (ages 35-54) declined between 2000 and 2015. Projections into 2025 indicate a reverse of this trend. The projected 3% increase in people aged 20 - 34 projected between years 2010 and 2025 indicates a need for smaller housing units priced for first time buyers.

Older Adults (ages 55 and over) - Dropping between 2015 and 2020, then slight increase

In 2015, about 30% of Ansonia’s population was estimated to be comprised of older adults (ages 55 and over); by 2025 this will drop slightly to 28%. Between the years 2000 and 2010, the number of residents aged 55 to 64 increased significantly. This could indicate residents are deciding to age in place after their children have left school. Between 2010 and 2025, the population of 55 to 64 is expected to increase about 3%. By 2025, residents aged 65+ are predicted to outnumber the 55 to 64 age group. An increase in the over 65 population may create a need for more senior services and elderly housing options.

Age Groups	Census population				Projected population		Change 2010-2025
	1990	2000	2010	2015*	2020	2025	
Under 5	1,438	1,281	1,184	957	1,150	1,203	0.1%
5 - 19	3,290	3,605	3,865	3,961	3,791	3,753	-0.6%
20 - 34	4,853	3,830	3,802	3,444	4,182	4,378	3.0%
35 - 54	4,127	5,379	5,627	5,037	5,295	5,284	-1.8%
55 - 64	1,622	1,588	2,179	2,867	2,716	2,735	2.9%
65 +	3,073	2,871	2,592	2,769	2,705	2,912	1.7%
Total pop.	18,403	18,554	19,249	19,035	19,839	20,265	5.3%

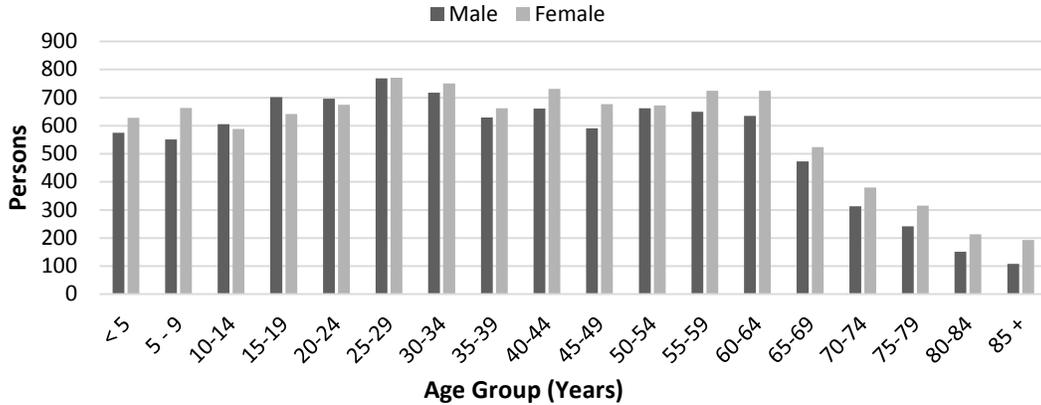
Source: US Census, CT State Data Center (2017 report), *American Community Survey 2011-2015

Age Distribution by Sex

Through 2025, women are projected to continue to outnumber men in the population as a whole. By 2025, nearly all age groups will comprise of more women than men. Notable exceptions are in the age ranges 10-14, 15-19 and 20-24.

Population by Age & Sex, Projected 2025

Source: CT State Data Center (2017 report)



Persons with a Disability

In 2015, the number of Ansonia residents with a disability was estimated at 2,382 persons, or about 13% of the population. About 70% of residents aged 65 and over had disabilities; however the greatest numbers of disabled residents were working age (18-64 years) adults, totaled at 1,246. As the number of residents 65 years and over is expected to increase, the number of disabled residents may also increase.

Ansonia Residents with a Disability, 2015

Source: American Community Survey Table S1801, 2015 (5-yr estimate)

*Noninstitutionalized Population

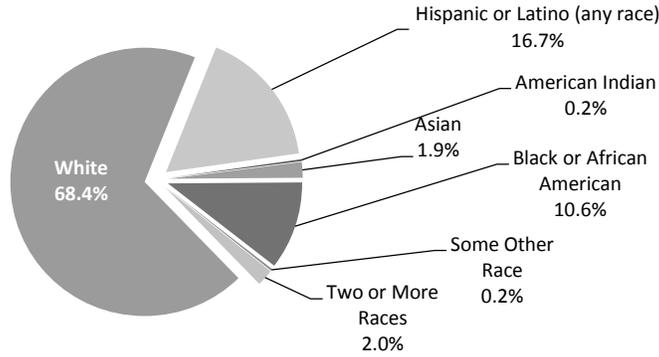


Race and Ethnicity

Between the 2000 and 2010 US Census counts, nearly all Ansonia’s minority populations increased while its white population decreased by 12.6%. Asian and African American minority groups have grown significantly, indicating an increasingly diverse community.

Race and Ethnicity, Ansonia 2010

Source: US Census



People of Hispanic ethnicity identify themselves across many races including white. Taken as an ethnic group, the Hispanic population in Ansonia has increased about 133% between 2000 and 2010, overshadowing the non-Hispanic population decrease of 6.6%.

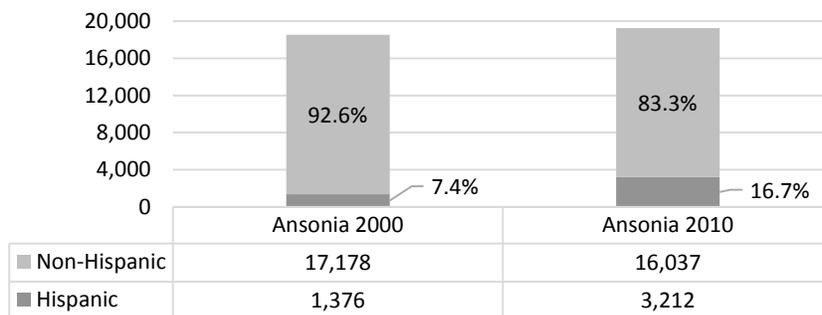
Race and Ethnicity - Population Change 2000 - 2010	Not Hispanic or Latino							Hispanic or Latino (any race)
	American Indian	Asian	Black or African American	Hawaiian or Pacific Islander	Some Other Race	Two or More Races	White	
Ansonia 2000	56	209	1,511	2	17	317	15,066	1,376
Ansonia 2010	41	365	2,040	2	40	386	13,163	3,212
Percent Change	-26.8%	74.6%	35.0%	0.0%	135.3%	21.8%	-12.6%	133.4%

Source: US Census

Considering the City’s total population, the percentage of residents self-identifying as being of Hispanic ethnicity increased by 9.3% in Ansonia, exceeding the 4% change at the statewide level for the same time period (2000 to 2010). This further evidences the increasing diversity of Ansonia’s residents.

Hispanic Population, 2000 to 2010

Source: US Census

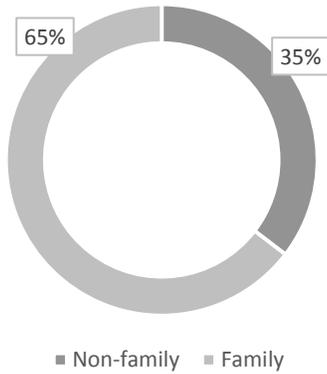


Household Structure

The US Census defines a household as a group of people who occupy one housing unit, regardless of relationship. Families are one type of household which consists of two or more people related by birth, marriage or adoption and residing on the same housing unit. Family households are further divided into those who are married and other forms of relationship. The household structures in 2015 were estimated to be family prevalent, with about 68% of those families consisting of married couples.

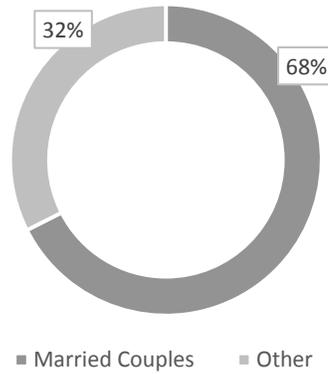
Household Types, 2015

Source: American Community Survey, 2015



Family Households, 2015

Source: American Community Survey, 2015



Between the years 2000 and 2010, the number of Ansonia households held steady, with non-family households decreasing and family households increasing. However between 2010 and 2015, the US Census estimates that the total number of households decreased by 7.4%, with decreases in both family and non-family households. Family households decreases by nearly 11% while non-family decreased by less than 1%.

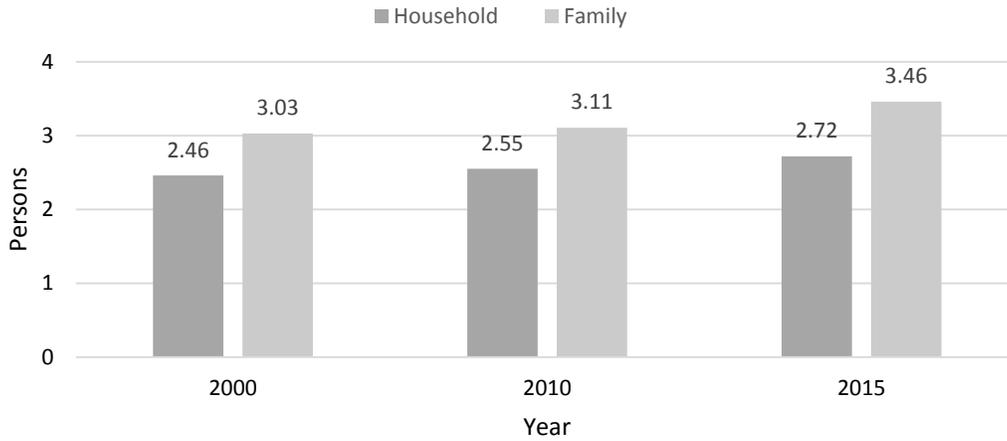
Household Structure and Family Types	Total HH	All Households (HH)		Family Households	
		Non-Family	Family	Married Couples	Family - Other
Ansonia 2000	7,507	2,527	4,980	3,464	1,516
Ansonia 2010	7,510	2,477	5,033	3,210	1,823
Ansonia 2015	6,954	2,461	4,493	3,035	1,458
% change	Total HH	Non-Family	Family	Married Couples	Family - Other
2000 - 2010	0.0%	-2.0%	1.1%	-7.3%	20.3%
2010 - 2015	-7.4%	-0.6%	-10.7%	-5.5%	-20.0%

Source: U.S. Census, American Community Survey 2011-2015

Even though the number of households has decreased, the estimates for average sizes of both family households have increased from the year 2000, with a markedly sharp increase over 5 years leading to 2015. Combined with the decreasing number of households, these estimates suggest that more people are living together in housing units.

Average Size of Households and Families, 2000 to 2015

Source: US Census, American Community Survey 2011-2015



Household Income

The U.S. Census defines household income as a measure of the earnings of all persons sharing a household. Earnings include salary and wage, retirement income and government assistance such as food stamps. According to 2015 US Census estimates, Ansonia had more households earning less than \$25,000 annual income than any of its neighboring municipalities. About 55% of Ansonia households make less than \$50,000 annually.

Geography	Total Households	Household Income (\$)				
		Less than \$25,000	\$25,000 - \$49,999	\$50,000 - \$74,999	\$75,000 - \$99,999	\$100,000 or More
Ansonia	6,954	28.9%	25.6%	13.6%	9.5%	22.4%
Derby	4,911	21.3%	26.3%	20.3%	12.7%	19.5%
Seymour	6,119	13.8%	15.3%	19.8%	15.1%	36.0%
Woodbridge	3,084	10.1%	16.2%	5.6%	5.8%	62.3%

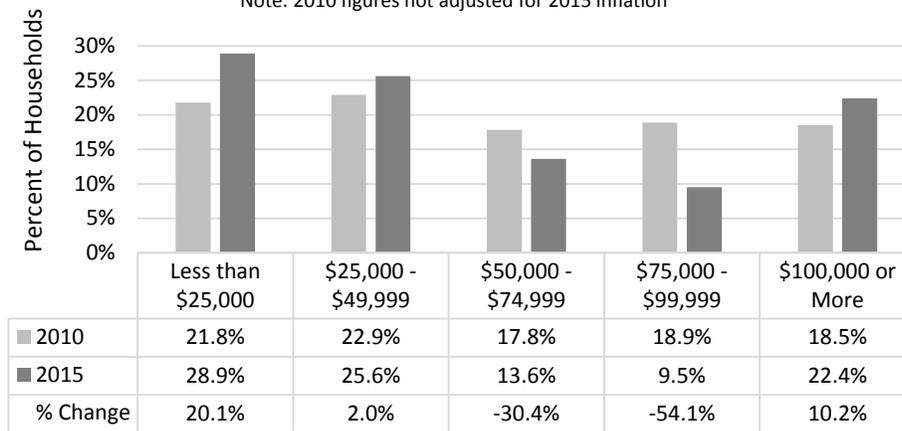
Source: American Community Survey Table B19001, 2015 (5-yr estimate)

Between the years of 2010 and 2015, the US Census estimates that the number of Ansonia households making less than \$50,000 annually and more than \$100,000 annually has increased, and those making between \$50,000 and \$100,000 has decreased. This indicates an increasing gap between economically rich and poor households.

Household Income Distribution Trend

Source: ACS Table B19001, 2010 & 2015 (5-yr estimates)

Note: 2010 figures not adjusted for 2015 inflation

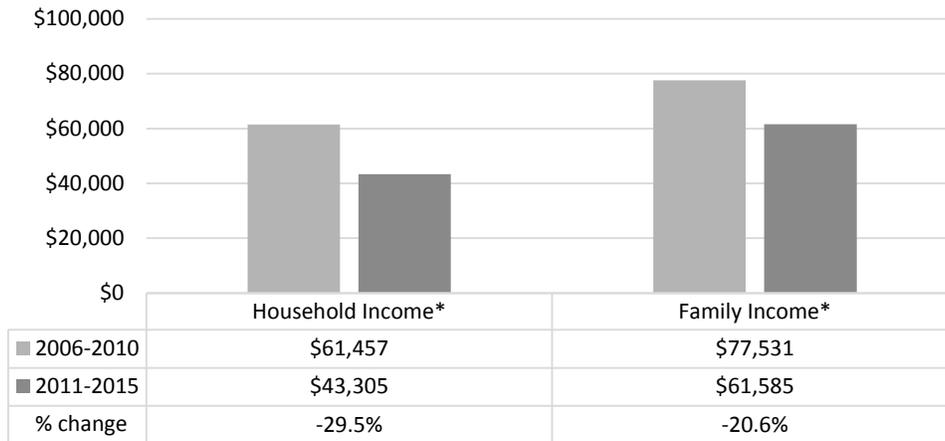


What the Data Tells Us - Conditions and Trends

Further illustrating the increasing economic instability of Ansonia residents, both household and family median incomes have decreased between 2010 and 2015, with median household income falling about 30% when adjusted for inflation.

Median Income, 2010 to 2015

Source: ACS 2007-2011, 2011-2015
*Adjusted for 2015 dollars



Poverty

The percentage of Ansonia residents for whom poverty status has been determined by the US Census has increased about 95% between the years 2010 and 2015. As of 2015, 19% of Ansonia’s residents were experiencing poverty, and increase from 9.7% in 2010. All of Ansonia’s neighboring municipalities have increasing numbers of residents experiencing poverty; Ansonia stands out as the city with the largest number of poor residents.

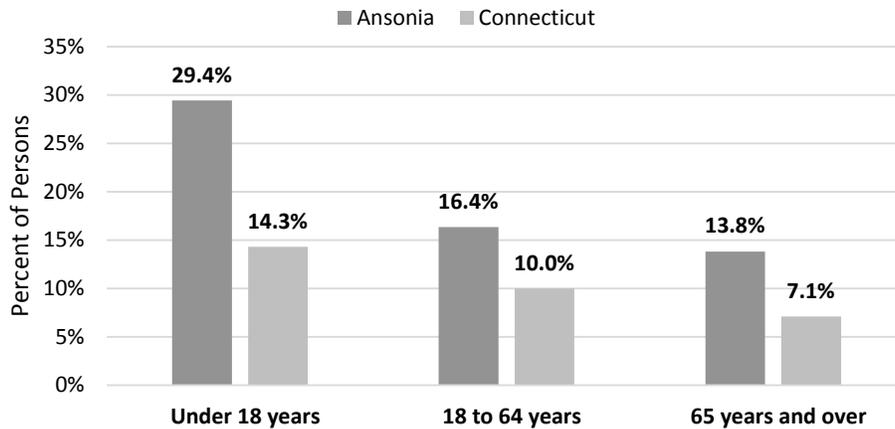
Residents below the poverty level						
Geography	2015		2010		Change 2010-2015	
	Number	Percent	Number	Percent	Net	Percent
Ansonia	3,589	19.0%	1,843	9.7%	1,746	94.7%
Derby	1,938	15.4%	1,207	12.8%	731	60.6%
Seymour	1,037	6.3%	783	5.2%	254	32.4%
Woodbridge	295	3.3%	153	2.2%	142	92.8%

Source: American Community Survey (ACS) Tables S1701 & B1701, (5 yr estimates)

As an age group, Ansonia children (residents under 18 years of age) experienced the greatest proportion of poverty at about 29%, followed by adult residents aged 18 to 64 years and then those 65 years and older at about 14%. These proportions are greater than the state as a whole.

Poverty rate by age group, 2015

Source: ACS 2011-2015, Tables S1701&B1701



Economy and Labor Force

Jobs vs. Employment

As of 2015, the CT Department of Labor estimated that there were 3,399 jobs in Ansonia and 8,707 employed residents. The excess of employed residents to jobs in Ansonia indicates that Ansonia is a net exporter of workers to other locations. Thus, Ansonia's

Geography	Jobs	Employed Residents	Ratio	Commuter Import/Export
Ansonia	3,399	8,707	39.0%	-5,308
Derby	4,776	6,401	74.6%	-1,625
Seymour	4,471	8,472	52.8%	-4,001
Woodbridge	3,972	4,686	84.8%	-714

Source: CT Dept. of Labor, Local Area Unemployment Statistics: 2015. Quarterly Census of Employment and Wages (QCEW): 2015

primary role is that of a residential community, providing housing opportunities for people who may work elsewhere. All of Ansonia's neighboring municipalities also primarily serve as residential communities. Secondarily, Ansonia is a jobs center for residents of Ansonia and other communities. Among its neighbors, Ansonia has the lowest jobs to worker ratios.

Labor Force, Employment and Unemployment

Ansonia a member of the Bridgeport-Stamford Labor Market Area (LMA) which consists of the following 24 municipalities:

Ansonia	Monroe	Southbury
Bridgeport	New Canaan	Stamford
Darien	Norwalk	Stratford
Derby	Oxford	Trumbull
Easton	Redding	Weston
Fairfield	Ridgefield	Westport
Greenwich	Seymour	Wilton
Milford	Shelton	Woodbridge

Ansonia labor force estimates for 2015 count 9,463 residents aged 16 to 65 years as part of the labor force, of which 756, or 8% of the population, were unemployed that year. Compared to the state and Bridgeport-Stamford LMA, Ansonia’s unemployment rate is higher. However, since 2013 Ansonia’s residential labor force has been gaining employment at a steady rate.

Trends in Labor Force, Employment and Unemployment for Connecticut, Bridgeport-Stamford Labor Market Area and the City of Ansonia (by place of residence)						
Connecticut	2010	2011	2012	2013	2014	2015
Labor Force (age 16-65)	1,911,700	1,913,400	1,887,900	1,869,100	1,885,100	1,888,000
Employed	1,737,400	1,744,900	1,730,400	1,724,500	1,760,400	1,781,500
Unemployed	174,300	168,500	157,400	144,600	124,700	106,500
Rate of Unemployment	9.1%	8.8%	8.3%	7.7%	6.6%	5.6%
Bridgport-Stamford LMA						
Labor Force (age 16-65)	464,100	466,200	461,600	457,700	462,100	464,800
Employed	423,900	426,700	424,600	423,500	432,600	439,400
Unemployed	40,300	39,400	37,000	34,100	29,500	25,400
Rate of Unemployment	8.7%	8.5%	8.0%	7.5%	6.4%	5.5%
Ansonia						
Labor Force (age 16-65)	9,889	9,866	9,712	9,534	9,469	9,463
Employed	8,731	8,706	8,594	8,495	8,590	8,707
Unemployed	1,158	1,160	1,118	1,039	879	756
Rate of Unemployment	11.7%	11.8%	13.0%	12.2%	10.2%	8.0%

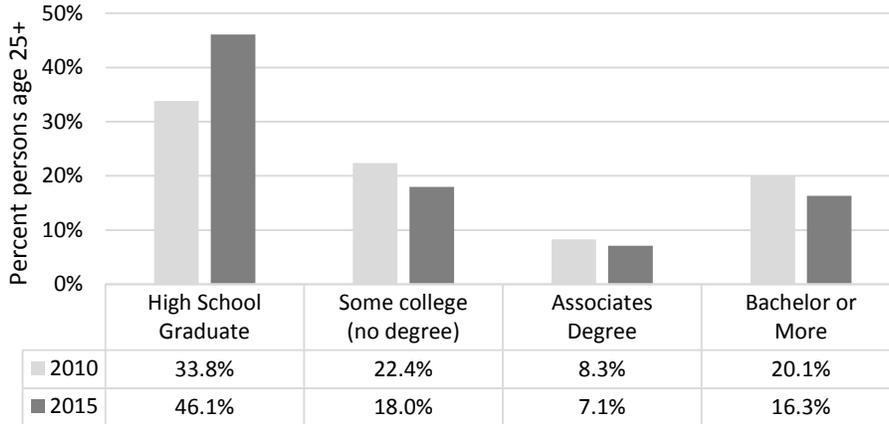
Source: CT Dept of Labor, Local Area Unemployment Statistics (LAUS)

Educational Attainment of Labor Force aged 25 years and over

Higher education is linked to higher incomes and the availability of a workforce with skills to match local employer needs. By this measure, Ansonia’s residents are not as prepared for a

Educational Attainment of Residents age 25+

Source: ACS Table S1501, 2010&2015 (5-yr Estimates)



new generation of jobs. Between 2010 and 2015, the estimated number of Ansonia residents with a college degree decreased. However, with increasing numbers of high school graduates, and anticipated increases in prime working age adults, the future number of residents working toward a higher degree may increase.

Job Distribution by Sector

In 2015, the retail trade sector accounted for about 22% or 754 of the total jobs available in Ansonia. A distant second was the health care and social assistance sector which provided 470 jobs that year. Despite traditionally not requiring a college degree, the annual average wage of manufacturing workers was the highest among the top employing industries at about

Ansonia 2015 - Top 5 industries by annual average employment & government employment				
Industry	Units	Annual Average Employment	Total Annual Wages	Annual Average Wage
Total - All Industries	330	3399	\$133,944,483.00	\$39,406.06
Retail Trade	44	754	\$20,600,639.00	\$27,309.73
Health Care and Social Assistance	35	470	\$20,739,479.00	\$44,150.04
Accommodation and Food Services	28	377	\$7,513,993.00	\$19,957.48
Manufacturing	20	331	\$20,023,993.00	\$60,541.17
Other Services (except Public Administration)	66	166	\$3,472,081.00	\$20,968.78
Total Government	19	721	\$37,563,130.00	\$52,092.63

Source: CT Dept of Labor, Quarterly Census of Employment and Wages (QCEW) Note: Units = number of establishments

\$60,500. However, with the increasingly technical nature of manufacturing jobs, residents with a college degree or special manufacturing training certificates may be in more demand. Though government sector employment was excluded from the Top 5 industry list; if it was included it would be the second largest employment sector in Ansonia.

Despite retail trade having the greatest annual average employment, the largest job supplier in Ansonia is a manufacturing sector company.

Major Employers (2016) by number of employees		
Employer	Rank	Type
Farrel Corp	1	Manufacturing
Target Corporation	2	Retail
Yankee Gas	3	Utility
Big Y	4	Grocery
United Illuminating	5	Utility

Source: CT Economic Resource Center (CERC)

Between 2010 and 2015, industries creating jobs in Ansonia included Transportation and Warehousing, Accommodation and Food Services, and the emergence of a new industry involving waste management.

Industries Experiencing Growth in Ansonia - 2010 to 2015				
Industry	Unit Change	% Unit Change	Employee Change	% Employee Change
Accommodation and Food Services	8	40.0%	77	25.7%
Transportation and Warehousing	3	7.0%	54	190.3%
Administrative and Support and Waste Management and Remediation Services*	13	0.0%	51	0.0%
Professional, Scientific, and Technical Services	3	30.0%	19	29.1%
Real Estate and Rental and Leasing	-2	-15.4%	16	50.4%
Construction	-2	-5.9%	12	11.7%

Source: CT Dept of Labor, Quarterly Census of Employment and Wages (QCEW) *New industry

Employment of Residents

Though Ansonia’s major employers include the retail trade and health care industries, Ansonia residents are employed in a wider variety of sectors. According to the 2015 American Community Survey, about 27% of Ansonia’s civilian employed population works in the Educational services, and health care and social assistance industry, followed by retail trade at about 19% and then Manufacturing at about 15%. However, between 2010 and 2015,

Ansonia Residents employed in... Industry	2010		2015		Between 2010 and 2015
	Persons	% total	Persons	% total	% Change in employment
Civilian employed population 16 years and over	10,096	100.0%	8,515	100.0%	-15.7%
Transportation and warehousing, and utilities	244	2.4%	306	3.6%	25.4%
Finance and insurance, and real estate and rental and leasing	515	5.1%	597	7.0%	15.9%
Other services, except public administration	364	3.6%	383	4.5%	5.2%
Public administration	294	2.9%	297	3.5%	1.0%
Retail trade*	1,631	16.2%	1,574	18.5%	-3.5%
Educational services, and health care and social assistance*	2,435	24.1%	2,254	26.5%	-7.4%
Wholesale trade	185	1.8%	156	1.8%	-15.7%
Information	170	1.7%	136	1.6%	-20.0%
Arts, entertainment, and recreation, and accommodation and food services	498	4.9%	381	4.5%	-23.5%
Manufacturing*	1,744	17.3%	1,254	14.7%	-28.1%
Professional, scientific, and management, and administrative and waste management services	927	9.2%	635	7.5%	-31.5%
Construction	1,056	10.5%	531	6.2%	-49.7%
Agriculture, forestry, fishing and hunting, and mining	33	0.3%	11	0.1%	-66.7%

Sources: American Community Survey Table DP03, 5 year estimates (2006-2010, 2011-2015) * Top three industries in which Ansonia residents are employed in 2015

residents have found increasing job opportunities in the transportation, warehousing and utilities sector (25%) followed by Finance and Insurance (16%) and Other Services (except public administration) (24%). The industries that residents have lost the most jobs include Construction (490 fewer persons employed) and Manufacturing (525 fewer persons employed). These sets of data suggest that residents’ skills sets but they are increasingly taking jobs in industries requiring higher education, such as finance and insurance. So it would seem there is increasingly a mismatch between residents’ skill sets and the types of jobs available in Ansonia, reinforcing Ansonia’s primary role as a residential rather than job center community.

Transportation

Ansonia residents who work outside of Ansonia tend to commute to municipalities along the Route 8 corridor, with Shelton and New Haven being the top two commuting destinations. In general, the commute times for most of the top 7 commuting destinations are under 30 minutes. Persons commuting to work in Ansonia also primarily travel from municipalities along the route 8 corridor. The Metro-North Commuter Railroad connects nearly all these commuter destinations.

Commuting From Ansonia		Commuting To Ansonia	
Residents Commuting to:	Persons	People Commuting from:	Persons
Shelton, CT	856	Ansonia, CT	558
New Haven, CT	720	Seymour, CT	214
Stratford, CT	618	Bridgeport, CT	130
Milford, CT	584	New Haven, CT	126
Ansonia, CT	558	Shelton, CT	124
Derby, CT	534	Derby, CT	116
Bridgeport, CT	416	Naugatuck, CT	107

Source: US Census Longitudinal Employer-Household Dynamics (LEHD), LEHD Origin-Destination Employment Statistics (LODES) (2014)

Ansonia residents commuting to work predominantly use a car, truck or van; about 81% drive alone and 10% carpool. Their average commute time is about 26 minutes. Other commuting methods such as public transportation and walking are used much less.

Transportation means of residents commuting to work (2015)		
Workers 16 years and over	8,346	8,346
Car, truck, or van -- drove alone	6,788	81.3%
Car, truck, or van -- carpooled	856	10.3%
Public transportation (excluding taxicab)	212	2.5%
Walked	203	2.4%
Other means	127	1.5%
Worked at home	160	1.9%
Mean travel time to work (in minutes)	25.5	

Source: American Community Survey Table DP03, 2015 (5-yr. estimate)

Complementing the data regarding transportation means, about 95% of Ansonia residents have access to at least one vehicle. This suggests Ansonia is a car-centric place to live.

Vehicles Available to Residents	% total population
No vehicle available	4.8%
1 vehicle available	20.7%
2 vehicles available	35.7%
3 or more vehicles available	38.7%

Source: American Community Survey Table S0802, 2015 (5-yr estimate)

Housing

Housing Units and Tenure

After ten years of net housing gains, Ansonia has begun to see decreases in its total housing units. Between 2010 and 2015, Ansonia housing units decreased by about 9.3%. Although all its neighbors' housing stock has decreased, Ansonia's was the greatest in percent and number.

Geography	Total Housing Units			% Change	
	2000	2010	2015	2000-2010	2010-2015
Ansonia	7,937	8,171	7,408	2.9%	-9.3%
Derby	5,568	5,849	5,429	5.0%	-7.2%
Seymour	6,356	6,968	6,649	9.6%	-4.6%
Woodbridge	3,189	3,478	3,224	9.1%	-7.3%

Source: US Census, ACS Table DP04, 2015 (5-yr estimate)

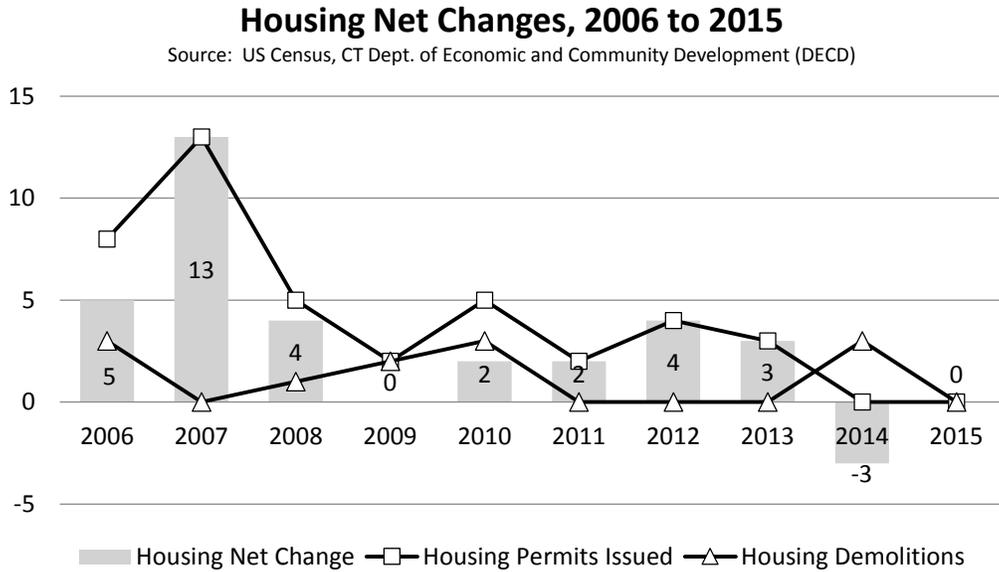
Although the percentage of occupied units stayed above 90%, their numbers decreased by about 9%. Of those occupied units, about 57% were owner- and 43% renter-occupied in 2015. Between 2010 and 2015, both types of occupied housing tenure decreased; vacant units also increased about 17%.

Ansonia Housing Units	2010		2015		Change 2010 - 2015	
	number	percent	number	percent	net	percent
Total units	8,171	100.0%	7,408	100.0%	-763	-9.3%
Vacant	549	6.7%	454	6.1%	-95	-17.3%
Occupied	7,622	93.3%	6,954	93.9%	-668	-8.8%
Owner-occupied	4,610	60.5%	3,972	57.1%	-638	-13.8%
Renter-occupied	3,012	39.5%	2,982	42.9%	-30	-1.0%

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2015)

Permits and Demolitions

Though permits for demolitions in Ansonia have remained in the single digits since the financial crisis of 2008. In 2007, the net housing gain was 13. However, after the subprime mortgage crisis began in the latter part of 2007, construction permits dropped by more



than half. Permits issued in the years subsequent to the resulting 2008 financial crisis have gone up and down but have remained at zero for two consecutive years. In 2014 no permits were issued and three houses were demolished. Between 2006 and 2015, all permits issued for construction have been for single family units.

Single and Multi-family Structures

As mentioned earlier, between 2006 and 2015, housing construction permits have been issued for single family units only. However, the single family housing stock has decreased by almost 12% between 2010 and 2015. Multifamily housing has decreased by a smaller amount than single family. Mobile housing units have decreased to none.

Ansonia housing by units in structure	2010		2015		Change 2010-2015	
	number	% total	number	% total	net	percent
Total housing units	8,171	100.0%	7,408	100.0%	-763	-10.3%
Single Family	4,188	51.3%	3,735	50.4%	-453	-12.1%
Multi Family (2+)	3,965	48.5%	3,673	49.6%	-292	-7.9%
Mobile	18	0.2%	0	0.0%	-18	-100.0%
Other	0	0.0%	0	0.0%	0	0.0%

Source: American Community Survey Table DP04, 5-yr estimates (2010, 2015)

What the Data Tells Us - Conditions and Trends

Among its municipal neighbors, Ansonia has the greatest amount of multi-family housing stock, though its proportion is slightly less than Derby. Single family housing stock is in highest stock in Seymour, with about 1,000 more units than Ansonia.

Housing by units in structure	Ansonia		Derby		Seymour		Woodbridge	
	number	% total	number	% total	number	% total	number	% total
Total housing units	7,408	100.0%	5,429	100.0%	6,649	100.0%	3,224	100.0%
Single Family	3,735	50.4%	2,587	47.7%	4,714	70.9%	3,018	93.6%
Multi Family (2+)	3,673	49.6%	2,790	51.4%	1,910	28.7%	206	6.4%
Mobile	0	0.0%	52	1.0%	25	0.4%	0	0.0%
Other	0	0.0%	0	0.0%	0	0.0%	0	0.0%

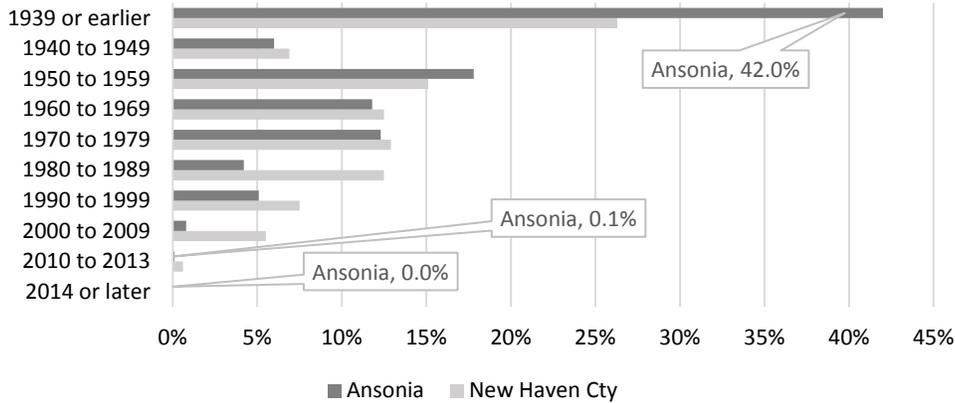
Source: American Community Survey Table DP04, 5-yr estimates (2015)

Age of structures

Ansonia’s structures, which include housing stock, are the oldest among its neighbors. As of 2015, the median year structures were built was 1951. About 90% of Ansonia’s structures

Structures by Year Built, 2015

Source: ACS Table DP04, 2015 (5-yr estimate)



were built before 1970, with 42% built before 1939. As the housing stock continues to age, it will require more maintenance. This may contribute toward a less affordable housing stock.

Housing Value

Recent self-reported housing value data suggests Ansonia housing values are becoming more affordable. Between 2010 and 2015 the median value of owner-occupied housing units is estimated to have decreased by about 25%. Adjusting for 2015 inflation, the 2010 median value of Ansonia housing was about \$290,542; by 2015, it had dropped to \$216,500. Between 2010 and 2015, it is estimated that the number of homes valued at less than \$150,000 increased from 6.4% to 12.4%. Additionally, housing valued between \$150,000 and \$299,000 increased about 12%. Houses valued between \$300,000 and \$499,999 decreased most: about 19%. By 2015, no housing stock was valued at more than \$1,000,000.

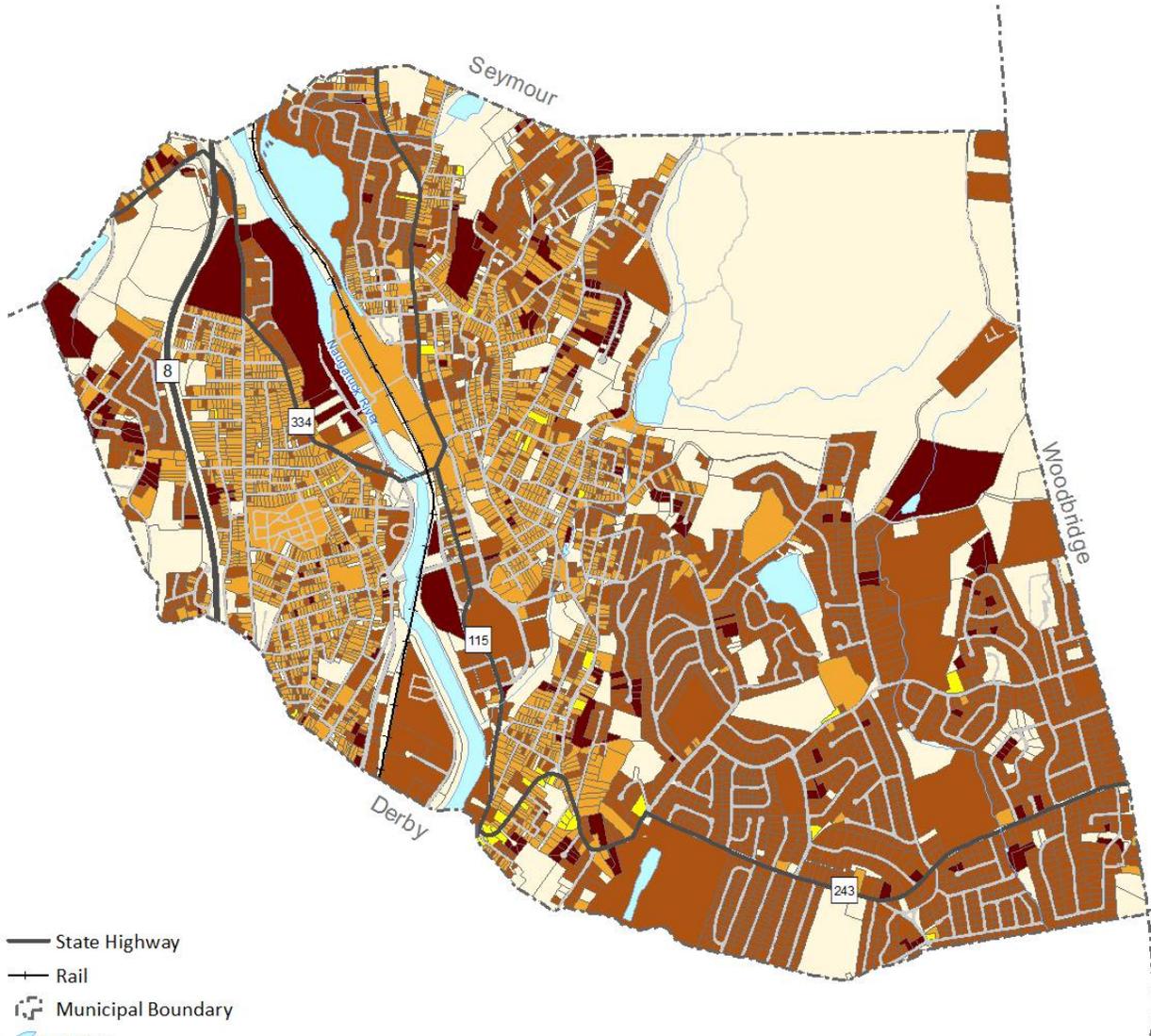
Ansonia Housing Values	2010	2015
# Owner-occupied units	4,610	3,972
Less than \$50,000	1.0%	0.9%
\$50,000 to \$99,999	0.4%	1.7%
\$100,000 to \$149,999	4.6%	9.8%
\$150,000 to \$199,999	12.6%	28.1%
\$200,000 to \$299,999	49.7%	47.2%
\$300,000 to \$499,999	30.0%	11.3%
\$500,000 to \$999,999	0.9%	1.1%
\$1,000,000 or more	0.7%	0.0%
Median (2015 dollars)	\$290,542	\$216,500

Source: American Community Survey, Table DP04, 2010 & 2015 (5-yr estimates)

Map 6



Age of Structure City of Ansonia, CT



- State Highway
- Rail
- ⊠ Municipal Boundary
- Water
- Right of Way

- Year Built**
- No Data
 - 1672 - 1849
 - 1850 - 1939
 - 1940 - 1999
 - 2000 - 2014



For planning purposes only.
Delineations may not be exact.
Source:
Housing Age: Town of Ansonia CAMA
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018

Gross Rent

Data analysis suggests rental housing is becoming less affordable despite a lower median gross rent. Gross rent includes the cost to lease an apartment as well the utilities to service it. According to the 2015 data, there were 2,878 occupied rental units in Ansonia, with a median gross rent estimated to be \$1,057 per month. The 2010 median gross rent,

Gross Rent paid in Ansonia	2010	2015
Total occupied rental units	2,975	2,878
Less than \$500	11.1%	14.20%
\$500 to \$999	36.4%	28.60%
\$1,000 to \$1,499	41.0%	44.90%
\$1,500 or more	11.4%	12.40%
Median (2015 dollars)	1,110	1,057

Source: American Community Survey Table DP04, 5-yr estimates (2010 & 2015)

adjusted for 2015 inflation, was about \$1,110, indicating a decrease between 2010 and 2015 estimates. About 57% of the rental units had a gross rent of \$1,000 or more per month, about five percent more than the 2010. More moderately priced units with a gross rent of \$999 or less comprised about 43% of the 2015 rental stock, a decrease from 48% in 2010.

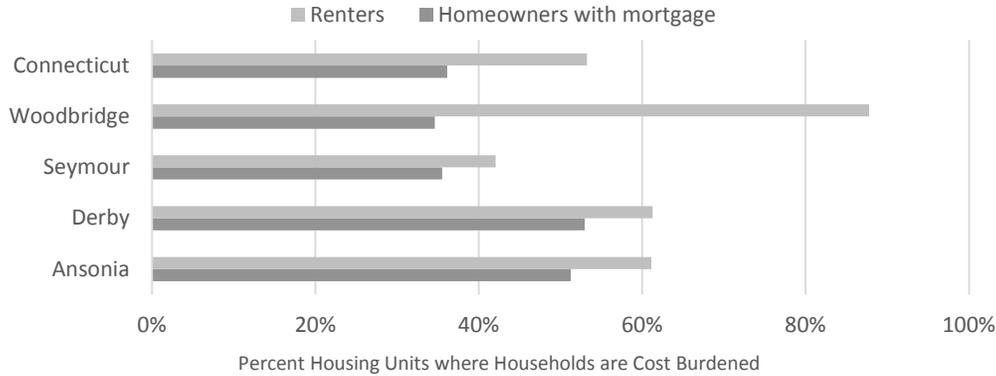
Housing Affordability

A more accurate determinant of housing affordability is the calculation of housing cost as a percentage of household income. Generally households who spend more than 30% of their household income on housing costs risk not having enough money for other necessities like food, healthcare and transportation. According to the 2015 American Community Survey,

Housing Cost Burdened Households

Cost Burdened: spending >= 30% HH Income on Housing

Source: American Community Survey Table DP04, 2015



about 51% of homeowners with a mortgage and 61% of renters paid equal to or more than 30% of their household income on housing costs. This household income data contextualizes the housing value and gross rent data and suggests that many Ansonia residents are living in housing which is barely affordable for their households. Among Ansonia’s neighbors, Derby residents have about equal housing cost burdens, Seymour residents least cost burdened, and Woodbridge renters most cost burdened (88% of renter households).

Affordable Housing Appeals List

The Connecticut Department of Housing conducts a survey each year to determine the number of affordable housing units in each Connecticut municipality. The results of the survey are compiled into a list known as the Affordable Housing Appeals List. If a municipality is found to have fewer than 10% of its units to be affordable, Connecticut General Statutes (CGS) 8-30(g) state that the burden of proof for denying affordable housing developments lies with the municipalities. In 2015, Ansonia housing units counted as affordable included the following:

Assisted Units Counted in the 2015 Appeals List for Ansonia	
371	Governmentally Assisted Units
654	Tenant Rental Assistance
125	CHFA/USDA Mortgages
+ 9	Deed Restricted Units
1,159 Total Assisted Units	

Source: CT Department of Housing 2015 Affordable Housing Appeals List

Because Ansonia has been determined by the State to have more than 10% of its housing units as affordable, it was exempt from CGS 8-30(g) burden of proof clause. Of its neighbors, only Derby is also exempt.

Calculation of % of Total Units Assisted in Ansonia:			
1,159	÷	8,148	= 14.2%
Total Assisted Units		Total Units, 2010 Census	

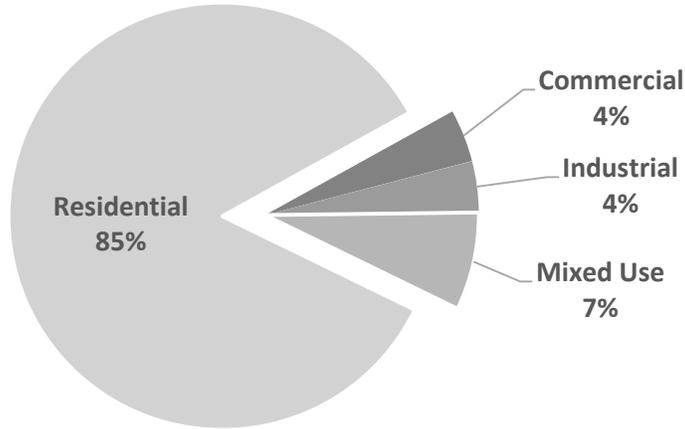
Source: CT Department of Housing 2015 Affordable Housing Appeals List

Land Use

Ansonia’s land parcels total about 3,989 acres, of which 9.6% or 382 acres are vacant and at various levels of development potential. As of 2017, about 85% of Ansonia’s land parcels were zoned for residential uses, and of those roughly 3,000 acres, about 61% were high density residential. This fact emphasizes Ansonia’s strong residential character.

Zoning Categories by % Total Acres Zoned

Source: City of Ansonia, New England GEO, NVCOG



Of the various residential densities available, the A district land parcel size is most prevalent (40% of zoned acres), which is intended for high density uses.

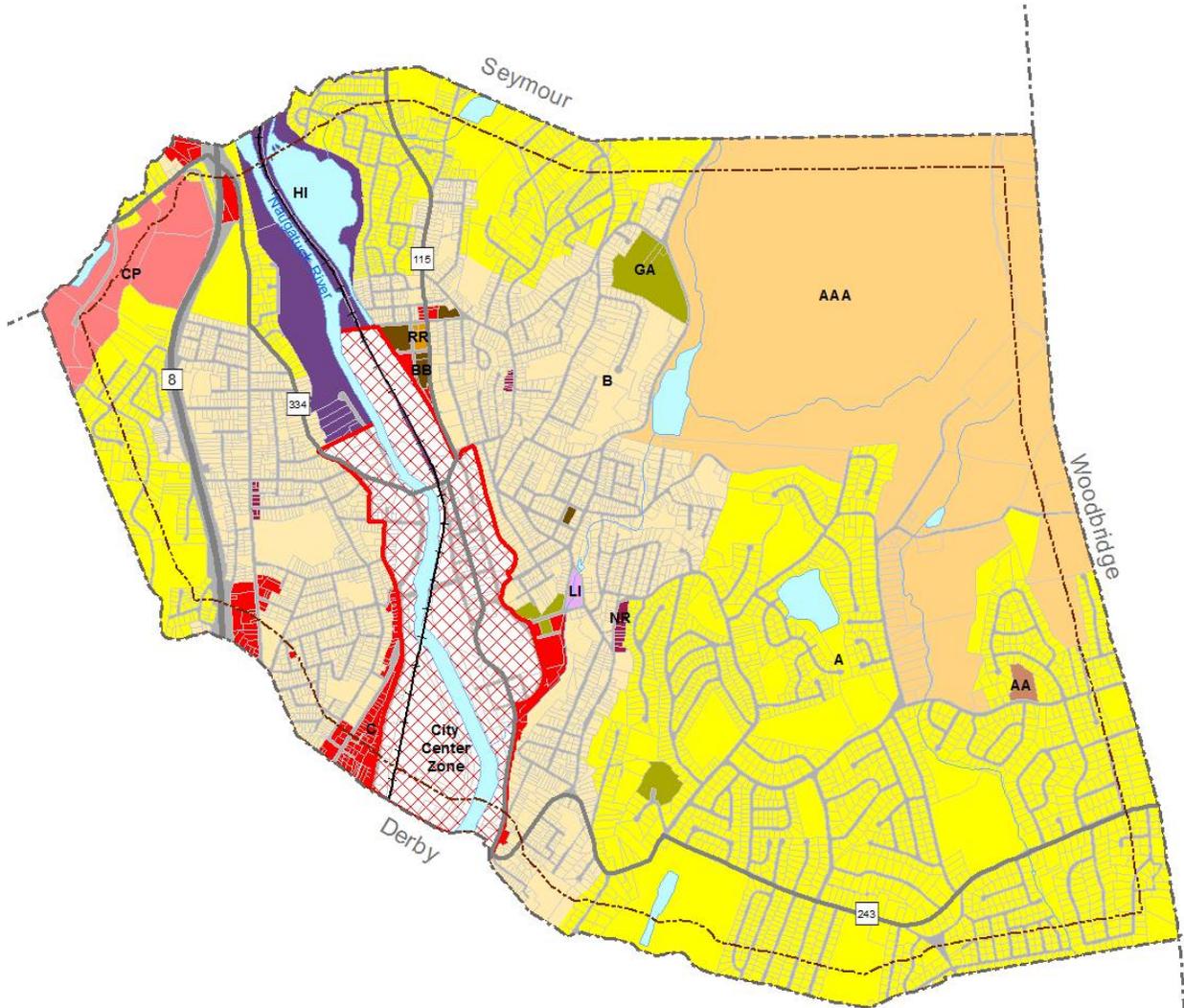
Ansonia Zone	Category	% Acres Zoned
A - Residence District	Residential High Density	39.9%
AA - Residence District	Residential Low Density	0.1%
AAA - Residence District	Residential Low Density	23.4%
B - Residence District	Residential High Density	20.2%
BB - Multi-Family District	Residential High Density	0.2%
C - Central Commercial District	Commercial	1.5%
CCZ - City Center Zone	Mixed	7.4%
CP - Commerce Park	Commercial	2.3%
GA - Multi-Family Residence	Residential High Density	0.9%
HI - Heavy Industrial District	Industrial	3.8%
LI - Light Industrial District	Industrial	0.1%
NR - Neighborhood Retail	Commercial	0.2%
RR - Multi-family Residence Retail District	Residential High Density	0.05%

Source: City of Ansonia, New England GEO, NVCOG



Map 7

Zoning City of Ansonia, CT



- Municipal Boundary
- Municipal Boundary 500 foot radius
- Rail
- State Highway
- Water
- Land Parcel

Zoning Categories

- CCD City Center Zone
- C Central Commercial District
- CP Commerce Park District
- HI Heavy Industrial District
- LI Light Industrial District
- NR Neighborhood-Retail District
- A Residence District

- AA Residence District
- AAA Residence District
- B Residence District
- BB Multi-Family District
- GA Multi-Family Residence District
- Right of Way



For planning purposes only.
Delineations may not be exact.
Sources:
Town of Ansonia
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018

What the Data Tells Us - Conditions and Trends

Land Use	Acres	% Total
Agriculture	1	0.02%
Commercial	169	4.2%
Community Facility	214	5.4%
Industrial	126	3.2%
Recreational	844	21.1%
Residential	1,606	40.3%
Right of Way	492	12.3%
Undeveloped	382	9.6%
Utilities	41	1.0%
Water	114	2.9%
Total Acres	3,989	100.0%

Source: New England GEO, NVCOG

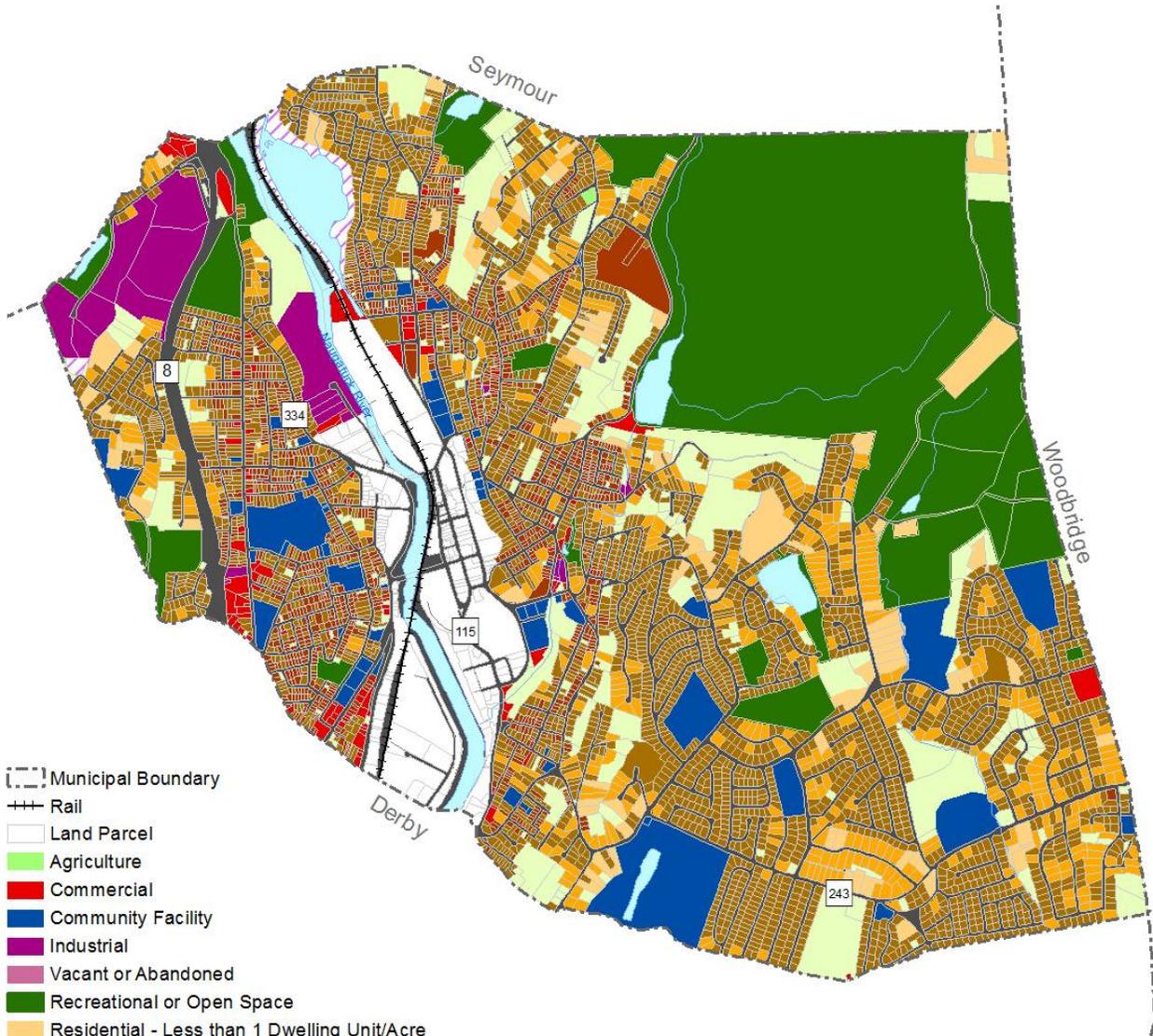
Though nearly 85% of land in Ansonia has been zoned residential, actual land usage tells a different story. Based on 2015 studies of satellite imagery and land records, about 40% of Ansonia’s land is being used to house its residents, and another 39% of land is used for roads, public transit, schools, recreation areas and other uses which directly support the residential uses. Future land use decisions toward more mixed use developments, such as is envisioned for the City Center Zone area, could significantly change the City’s predominantly residential character. In 2018, there were about 382 acres of undeveloped, or vacant, land available in Ansonia, which has not been evaluated for physical constraints.



Map 8

Land Use

City of Ansonia, CT



- Municipal Boundary
- Rail
- Land Parcel
- Agriculture
- Commercial
- Community Facility
- Industrial
- Vacant or Abandoned
- Recreational or Open Space
- Residential - Less than 1 Dwelling Unit/Acre
- Residential - 1 to 2 Dwelling Units/Acre
- Residential - 2 to 8 Dwelling Units/Acre
- Residential - 8 or more Dwelling Units/Acre
- Resource Extraction
- Right Of Way
- Transportation
- Utilities
- Undeveloped Land
- Water



For planning purposes only.
 Delineations may not be exact.
 Sources:
 Town of Ansonia
 CT911 Roads: CTDPS/TeleAtlas
 Parcels: New England Geosystems
 Hydrography: DEEP
 Revised: 4/17/2018

Map 9



Undeveloped Land City of Ansonia, CT



- ++++ Rail
- State Highway
- Undeveloped Land

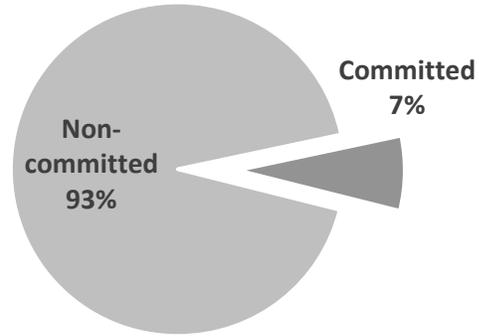


Open Space

Ansonia has about 26% of its land used for recreational or open space purposes. Though the state of Connecticut does not have a formal definition for “committed” and “non-committed” open space, for the purposes of this plan, “non-committed” open space includes parcels which are not severely deed restricted and lower level conservation priority parcels such as class 3 water properties. Ansonia’s inventory of committed open space includes land trust properties and cemeteries.

Types of Open Space

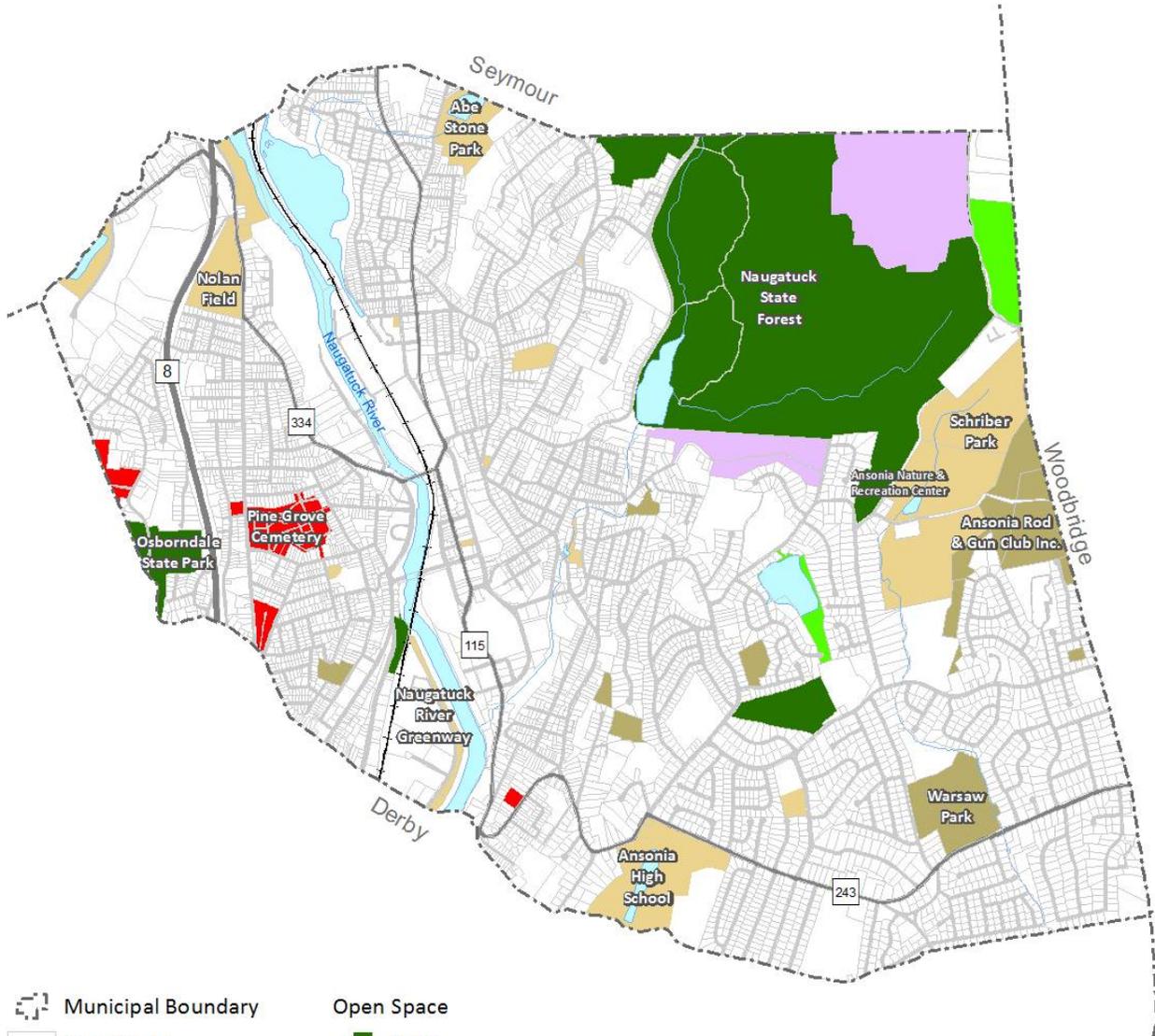
Source: City of Ansonia, New England GEO, NVCOG
Total Open Space = 1,045 Acres
Undeveloped Land not counted as Open Space





Map 10

Open Space City of Ansonia, CT



- | | |
|--------------------|---------------|
| Municipal Boundary | State |
| Land Parcel | Land Trust |
| Right of Way | Local |
| Water | Private |
| Rail | Cemetery |
| State Highway | Water Company |



For planning purposes only.
Delineations may not be exact.
Sources:
Town of Ansonia
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018



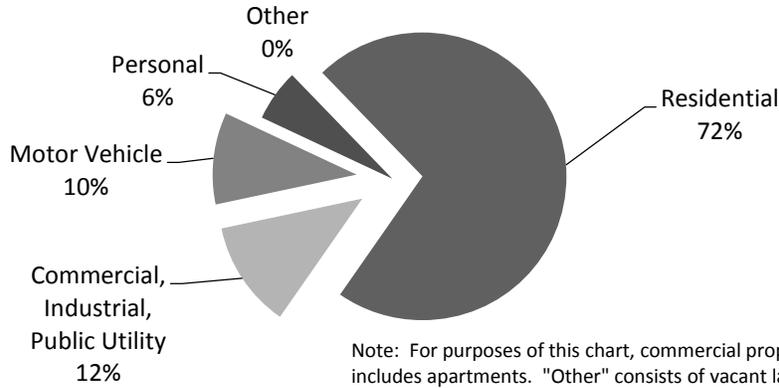
Financial Capacity

Tax Base

Ansonia is not considered to have a wealthy tax base since it has less property wealth, measured by Equalized Net Grand List, than the state average. This makes Ansonia eligible

Grand List Components by Property Type, 2015

Source: CT Office of Policy and Management, Municipal Fiscal Indicators 2011-2015



for more state aid under current state formulas. Among its neighbors, only Derby (14.9%) has a higher commercial/industrial tax base than Ansonia (10.5%).

Ansonia Top Five Grand List (2015)		
Property Owners	Tax Base Value	Nature of business
United Illuminating Co.	\$12,416,090	Utility
Ansonia Shopping Center LLC	\$8,601,000	Retail
Target Corporation	\$8,249,960	Retail
Yankee Gas Services Co	\$8,144,430	Utility
Ansonia E & A LLC	\$6,511,000	Foreign Limited Liability Company
Net Grand List (SFY 2014-2015)	\$892,497,451	Value of taxable real and personal property

Source: CT Economic Resource Center (CERC) Town Profile for Ansonia 2016

Revenues

While the Town generates about half of its revenue from local property taxes, Ansonia also receives about 42% of its total revenue from intergovernmental aid that includes state and

Municipal Revenues for Fiscal Year End 2015 - Property tax, Intergovernmental				
Municipality	Total Revenue	Intergovernmental	Ratio Intergvtl to Total	Property Tax Revenue
Ansonia	\$66,599,366	\$27,853,347	41.8%	\$34,134,309
Derby	\$44,200,265	\$14,130,654	32.0%	\$27,801,813
Seymour	\$58,304,783	\$15,026,084	25.8%	\$42,069,189
Woodbridge	\$47,643,390	\$2,789,596	5.9%	\$42,721,174

Source: CT Data Collaborative, Town Data, FYE2015

federal sources, the highest compared to its neighbors. Ansonia residents' tax burden per capita was less than the state average.

Municipal Revenues for Fiscal Year End 2015 - Grand List, Mill Rate, Tax Burden per capita					
Municipality	Equalized Net Grand List	Equalized Net Grand List per capita	Equalized Net Grand List per capita as a % of State Average	Equalized Mill Rate	Tax Burden per capita
Ansonia	\$1,346,104,648	\$71,396	48.2%	25.73	\$1,837
Derby	\$982,902,415	\$77,394	52.2%	27.17	\$2,103
Seymour	\$1,707,834,886	\$103,662	69.9%	24.41	\$2,531
Woodbridge	\$1,640,624,009	\$184,630	124.6%	25.69	\$4,744

Source: CT Data Collaborative, Town Data FYE2015

Expenditures

Ansonia spends about \$37 million in order to provide educational and other services to residents and property. Local expenditures are clearly focused on education with about 58% going to education. Expenditures in Ansonia are lower than the state average on a per capita basis (66%).

Municipal Expenditures for Fiscal Year End (FYE) 2015			
Municipality	Total Expenditures	Educational Expenditures	Non-educational Expenditures
Ansonia	\$63,610,501	\$37,029,834	\$26,580,667
Derby	\$44,373,819	\$22,108,184	\$22,265,635
Seymour	\$58,132,197	\$36,132,376	\$21,999,821
Woodbridge	\$45,982,860	\$28,571,588	\$17,411,272

Source: CT Data Collaborative, Town Data, FYE2015

Total revenues to total expenditures are at a 104.7 ratio, which suggests Ansonia draws enough revenues to cover its annual expenditures.

Municipal Revenues and Expenditures Fiscal Year End (FYE) 2015			
Municipality	Total Revenue	Total Expenditures	Ratio of Total Revenue to Total Expenditures
Ansonia	\$66,599,366	\$63,610,501	104.7%
Derby	\$44,200,265	\$44,373,819	99.6%
Seymour	\$58,304,783	\$58,132,197	100.3%
Woodbridge	\$47,643,390	\$45,982,860	103.6%

Source: CT Data Collaborative, Town Data FYE2015

Conservation Policies

Conservation Goals:

Protect Natural Resources

Preserve Open Space

Protect Historic Resources

Enhance Community Character



Figure 10 Ansonia, CT Earth Day Clean-up Event, April 2017, Ansonia, CT Facebook Page

Natural Resesource Protection & Agricultural Land

The natural resources in a community include both land resources (topography, soils, slopes, and other landforms) and water resources (watercourses, wetlands, water supply watersheds, and flood plains).

Major Waterbodies	Major Watercourses
Quillinan Reservoir Parker Pond Upper Derby Reservoir	Naugatuck River Colony Pond Brook Beaver Brook

Protection of natural resources and agricultrual lands are important in terms of preserving environmental functions, protecting community character, and enhancing quality of life. The following table identifies the environmental resources where conservation efforts should be focused:

Conservation Summary Table	
Category	Definition & Proposed Criteria
Significant Conservation Areas	Very sensitive lands worthy of preservation Agricultural Land Watercourses and waterbodies Poorly drained soils (wetlands) Floodplain (100-year, 1.0% probability) Any slope in excess of 25% Public water supply watershed areas
Important Conservation Areas	Sensitive lands worthy of conservation Aquifers and recharge areas Unique or special habitat areas Floodplain (500-year, 0.2% probability)

Ansonia is doing a good job protecting water related significant conservation areas:

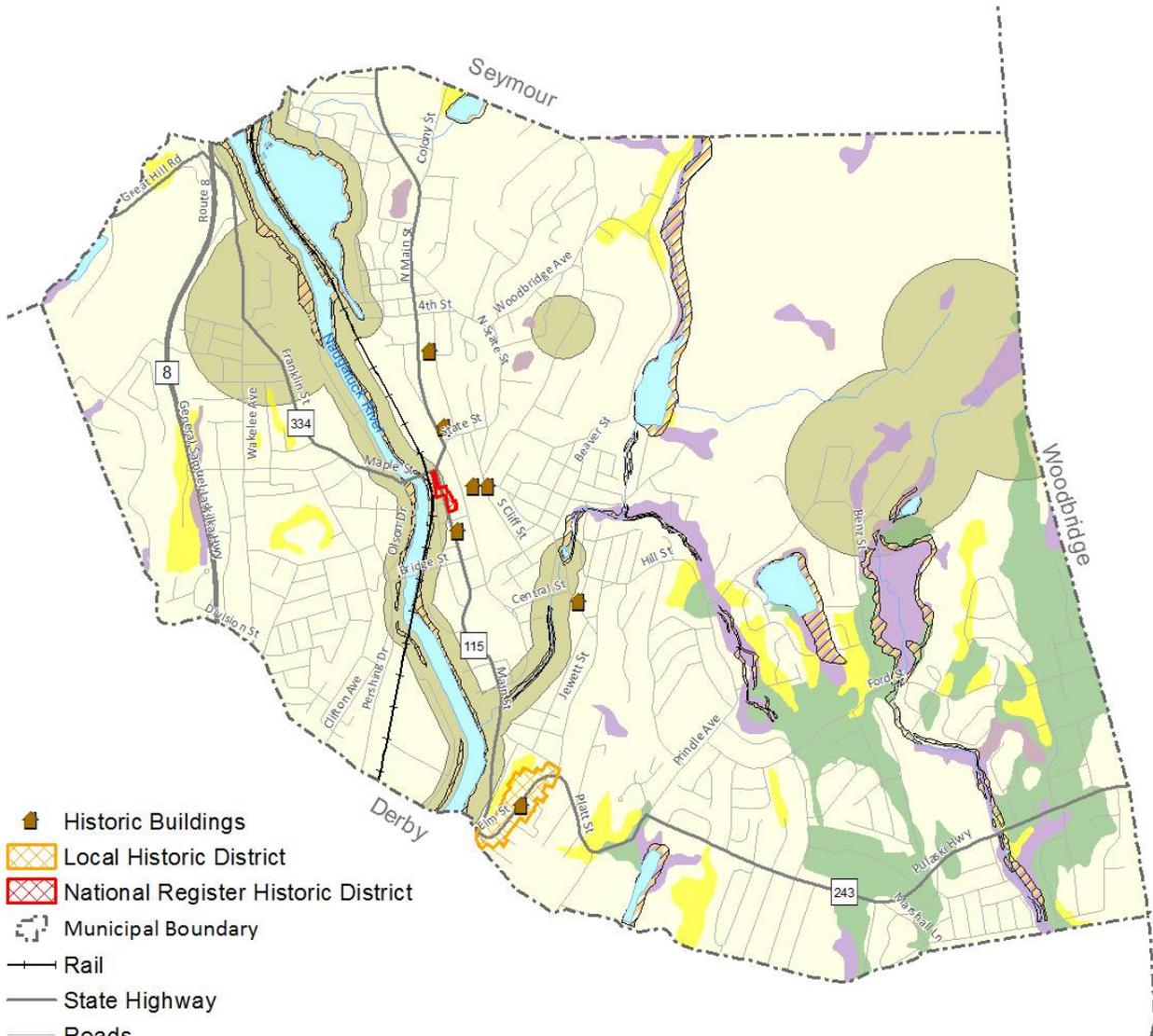
- The Inland Wetlands Commission regulates activities in wetland and watercourse areas and recently revised its regulations to include 50 foot buffer areas. The Commission does field inspections on every application they review to determine the character of the land and precise location of wetland soils and watercourses.
- The Planning & Zoning Commission oversees any activity within the 100-year flood plain.

However, Ansonia should consider strengthening regulations related to development activities on steep slopes and important conservation areas (public water supply watershed areas, aquifers and recharge areas, unique or special habitat areas, and 500-year floodplain areas).



Map 11

Natural and Historic Resources City of Ansonia, CT



- Historic Buildings
- Local Historic District
- National Register Historic District
- Municipal Boundary
- Rail
- State Highway
- Roads
- Water
- 100 Year Flood Zone
- Poorly and Very Poorly Drained
- Alluvial and Floodplain
- Prime Farmland
- Statewide Important Farmland
- Natural Diversity Database Areas



For planning purposes only.
Delineations may not be exact.

Sources:
Historic Buildings: Natural Register of Historic Places
Historic District: OPM
Flood Zones: FEMA; Soils: USDA
Hydrography, Aquifer, NDDB: CT DEEP

Revised: 4/17/2018

Water Quality Protection

Water quality and water resources should be the top conservation priorities in Ansonia. The protection of the major rivers, streams, lakes, ponds, and wetlands helps to maintain a natural drainage system. Secondly, these resources provide for scenic and recreational opportunities.

Pollution of water resources should be a concern of government and citizens alike. Water pollution used to come directly from a known point such as sewage treatment plants, landfills or industrial locations. Significant progress has been made in recent years to limit this type of pollution.

Water Planning Issues

When projecting future land use and zoning, consideration should be given to the fact that:

- Commercial and industrial development can generate 70%-90% impervious surfaces,
- Residential areas can range from 15% (1 acre zoning) to 65 % (1/8 acre zoning) impervious surfaces, depending on the density allowed.

Most pollution currently, however, comes from non-point sources in the form of polluted runoff. Polluted runoff occurs when water runs over the land (whether from rain, car washing, or watering lawns) and picks-up contaminants. Common contaminants can be salt/sand from roads, oil/gas from roads, agricultural chemicals from farmlands, and nutrients and chemicals material from lawns.

Polluted runoff is largely a result of how land is developed and used. As more impervious surfaces are built less water percolates into the soil and more runoff flows into streams and rivers. As development increases, it should be a goal of the community to increase protection of water quality.

The following elements should be considered in reviewing land use applications and site review standards:

- Reducing the clearing and grading of sites so as to minimize the impact on natural drainage patterns.
- Emphasizing the economic and environmental benefits of natural drainage systems such as grassed swales, vegetative filters and, porous pavement materials over manufactured systems.
- Establishing wetland and riparian buffers to filter pollutants and protect them from direct receipt of runoff.
- Emphasizing preservation of open space as a tool to filter polluted runoff from adjacent impervious areas.
- Encouraging site design with a goal of minimizing imperviousness of streets, parking lots, driveways, and structures.

The City of Ansonia should also consider strategies to reduce or minimize non-point pollution.

Open Space Preservation

Open space, in adequate quantities and appropriate locations, can help conserve important natural resources, protect community character, provide fiscal and economic benefits, enhance the quality of life, and shape development patterns.

While the amount of open space in a community is important, the utility of open space may be more important. Open space preservation efforts in Ansonia should be targeted towards protecting important resources and maximizing recreational benefits to the community:

- Provide for contiguous open space “greenbelts” in order to enhance community character, spirit, property values, and quality of life.
- Protect important natural resources (hilltops, forests, wetlands, and waterbodies).
- Establish and maintain “pocket greens” revitalize urban areas, become neighborhood focal points, enhance community character, and enhance the quality of life.



**Open
Space
Defined**

The Plan recommends that Ansonia define open space as land that is permanently pre-served for, or dedicated to, open space uses.

City Open Space

- Schrieber Park
- Nelligan Park
- Linnet Park
- Nolan Field Complex
- Abe Stone Park
- Warsaw Park

State Open Space

- Naugatuck River Water Access
- Osborndale State Park
- Birmingham Utilities Land

The most effective tool a community can have to preserve open space is a well thought out Open Space Plan. In Ansonia, such a plan should identify all existing open space and vacant land in the city and identify desirable locations for open space and necessary connections.

Strategies should also be identified to obtain open space by purchase, donation, and obtaining rights of ways or easements. Small lots the City may already own should be examined to determine if they are possible locations for “pocket parks”. While completing a comprehensive system may take years to accomplish, there is no reason that this planning effort cannot begin immediately.

There are also regional organizations working to establish river greenways which would follow the Naugatuck River. Ansonia should continue to work with these agencies to establish a river greenway and connect any local greenway or parks as part of a regional and even statewide

system. Although parts of the river are walled off, there does exist an opportunity to build a path atop or alongside the concrete walls. In some locations, it may be necessary to build the walkway into the walls.

Open Space Preservation Tools

- **Regulatory Measures** - The Subdivision Regulations allow the Planning and Zoning Commission to require land for parks, recreation, and open space areas in new subdivisions. Since this type of regulation can result in small pieces of open space that have little utility or benefit to the community, the Regulations should also allow for a fee-in-lieu-of open space. The Open Space Commission should be asked for a report on each subdivision and whether the land or the fee-in-lieu-of open space should be required. The open space requirement in the Regulations could also be increased.
- **Open Space Fund** - An open space fund should be established by the City for open space preservation. Funds would come from a line item in the budget, donations, and fee-in-lieu-of open space payments. The fund will allow Ansonia to purchase open space where it really wants open space.
- **Lands Trusts and Open Space Organizations** - There are many private organizations which purchase and hold open space on behalf of the public. Some of the larger trusts and conservation organizations in the state (such as the Nature Conservancy or the Trust for Public Land) could be approached about working with Ansonia to achieve open space goals.
- **State Funding Assistance** - The State of Connecticut has grant programs to help communities preserve open space and preserve agricultural lands. With the completed Open Space Plan, a strong application can be submitted for funding. An example of state funding was the purchase of Birmingham Utilities land by the Department of Environmental Protection.
- **Brownfield Sites** - The NVCOG Regional Brownfields Partnership assists in the clean-up and clearing of contaminated sites, which could be possible open space or recreation sites of the future.

Historic Resource Preservation

Since historic resources significantly contribute to community character and quality of life, historic preservation efforts should be directed towards three main objectives:

- Identification - Historic resource surveys identify important resources and provide recent information on which to base historic preservation efforts.
- Resources - Local individuals and organizations (such as a local Historical Society, a local Historic District Commission, and a Municipal Historian) help coordinate historical documentation and preservation efforts.
- Programs - A Cultural Resource Preservation Plan identifies specific actions for preserving identified historic resources and including them as part of a larger arts and community spirit program for a community.

Ansonia Historic Districts	
Name and Location	Type*
Elm Street Historic District	LHD
Upper Main Street Historic District	NRHP
Ansonia Historic Places	
Mansfield House, 35 Jewett Street	NRHP, SRHP
Humphreys House, 37 Elm Street	NRHP, SRHP
U.S Post Office, 237 Main St	NRHP, SRHP
Funeral Parlor, 103 N. Cliff St	SRHP
Residence, State St. @ S. Cliff St (?)	SRHP
Ansonia Library, 53 S. Cliff St	NRHP, SRHP
Christ Episcopal Church, 56 S. Cliff St (?)	SRHP
Armory, 5 State St	SRHP

Source: CT State Register of Historic Places (2016)

* LHD - Local Historic District, NRHP - National Register of Historic Places, SRHP - State Register of Historic Places

The table identifies recognized historic resources in Ansonia. The National Register of Historic Places (NRHP) recognizes places that have national significance in architecture, archaeology, culture, and American history. The State Register of Historic Places (SRHP) recognizes places significant to the history of Connecticut. Properties on the National Register are automatically listed on the State Register.

Listing on the National Register or State Register is based only on historic significance and such designation provides little regulation or protection. On the other hand, local historic districts (LHD) are established by municipal ordinance to protect designated areas. Ansonia

has one local historic district.

The following table explains the benefits and constraints of different preservation techniques:

Technique	Benefits	Constraints
Responsible Ownership Or Stewardship	Provides best protection regardless of other techniques.	Hit or miss. Cannot be legislated.
National Register of Historic Places State Register of Historic Places	Recognized by many people. Can increase pride and property values.	Largely ceremonial. Provides little direct protection for historic resources
Local Historic Districts	Can provide significant protection. Requires consensus of owners and specific regulations.	Regulatory program that can create controversy at time of adoption or for specific proposals.
Village Districts (Public Act 00-145)	Can provide significant protection and can be established without property owner consensus.	Requires commission to get involved in aesthetic issues. May be appropriate in business areas.
Adaptive Reuse / Use Incentives	Can provide an economic incentive to retain significant historical structures.	May not be appropriate in all areas. May allow only limited uses.
Demolition Delay Ordinance	Allows time to investigate alternatives to demolition or to document significant buildings.	Only delays demolition for a period of up to 90 days.

Source: Ansonia POCD 2008

Conservation Strategies

Natural Resources

- 1 Continue to enforcement of the 100 - foot regulated activity area around streams, rivers, and regulated wetland areas.
- 2 Consider adopting regulations to provide green space between new development and the Naugatuck River.
- 3 Discourage building and road development on steep slopes (15 percent or greater)
- 4 Continue to allow exceptions for preservation of natural features (zoning sec 330.16), and consider increasing the preservation area.
- 5 Reactivate, to the extent possible, the Naugatuck River waterfront as an amenity.
- 6 Reduce the number of new private wells in areas with known ground water scarcity
- 7 Protect ground water resources from point source pollution

Open Space

- 8 Create an inventory of existing open spaces and identify opportunities for the creation of a parks system in the City's neighborhoods.
- 9 Preserve more open space to preserve natural resources.
- 10 Study feasibility of an elevated walkway along the Naugatuck River flood retaining wall.
- 11 Encouraging the preservation of open space by private organizations (i.e. Ansonia Rod and Gun Club).

Community Structure

Community structure addresses the overall built environment in Ansonia. Structure is an important consideration in the Plan since it addresses how people, both residents and visitors, perceive and understand the community. Structure is also an important guide for land use regulations and decisions. Regulations can be designed and implemented to reinforce the community structure and enhance community character.

Ansonia has primarily four dominant structural features:

- Compact core business area,
- Older heavy industrial area running north - south through the community along the Naugatuck River,
- A new light industrial and office space in the northwest area of the City, and
- Residential neighborhoods in outlying areas of the community.

Ansonia is almost fully developed and the residential character of many parts of the community has clearly been established. The main structural issues to work on during the planning period should include:

- Improvements to the core business area, now commonly known as the City Center Area, to enhance its vitality and promote community character,
- Redevelopment of industrial areas to move away from the historic industrial focus, and
- Protection and enhancement of residential neighborhoods.

In addition, the goal of enhancing overall community structure should include creating transitional areas between the different structural elements.

Housing & Residential Areas

Housing and residential areas are important topics in the plan since most of Ansonia is zoned for residential purposes. In addition, identified housing needs must be considered.

Geographic Area	Housing Units per acre
Bridgeport	5.6
New Haven	4.6
Ansonia	2.1
Derby	1.8
New Haven County	0.9
Fairfield County	0.9
Shelton	0.8
Seymour	0.8
Woodbridge	0.3

Source: US Census 2010, SF1, Table GCT-PH1

Over the past decade, new housing growth has been slower in Ansonia than surrounding areas due to the limited amount of available land. However, in terms of housing density, Ansonia's small land area and higher proportion of multi-family units results in it being one of the most densely populated communities among its neighboring municipalities. For example, though both Derby and Ansonia have about the same land areas, Ansonia has nearly 1,000 more multi-family housing units (2015). In addition, according to the 2015 American Community Survey, approximately 43% of the estimated 7,408 housing units in Ansonia were renter occupied.

While Ansonia's housing stock was well suited for local needs when Ansonia was a manufacturing community, residential preferences have changed over the past few decades. With economic and transportation improvements, younger employment aged person, commonly referred to as millennials, and persons retiring from the work force looking to downsize. These two populations are both seeing smaller, more compact-style living options near transit and services that provide the option of not relying on automobile trips for daily needs. Ansonia has the available parcels, some with existing structures that can provide housing options for these populations.



Figure 12 Ansonia, CT Library District Homes, 2018, Photo by NVCOG staff



Map 12

Housing Density City of Ansonia, CT



- Rail
- Municipal Boundary
- Land Parcel
- Right of Way
- Water
- Ansonia Housing Authority
- Residential - Less than 1 Dwelling Unit/Acre
- Residential - 1 to 2 Dwelling Units/Acre
- Residential - 2 to 8 Dwelling Units/Acre
- Residential - 8 or more Dwelling Units/Acre



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Sources:
Town of Ansonia
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018

Residential Density Regulations

Over the years, most communities have chosen to regulate residential development through the use of minimum lot size regulations. Such a system requires a certain number of square feet (or acres) for each lot created. Property owners and land use administrators readily understand this system since it has been widely used.

However, more and more communities are moving towards a residential density regulation in addition to a minimum lot size regulation. Where a lot size requirement might specify a minimum of one-half acre per lot, the density regulation might specify a maximum of two lots per acre. Ansonia has both minimum lot size and maximum density regulations.

Maximum density regulations are primarily used in multi-family zoning districts, and or cluster-style developments.



Density Defined

Residential density is a way to manage:

- Intensification in neighborhoods, and
- Overall yield in new development.

For example, 8 lots on a 4 acre parcel is the same as a density of 2.0 units per acre.

Like a minimum lot size regulation, a maximum density regulation can be used to regulate development yield from a piece of property.

The residential density regulation can be used to promote “open space development patterns”. Since the density regulation limits the overall number of lots in a subdivision, the minimum lot size regulations can be adjusted to provide some flexibility in the lot layout so that the maximum amount of useable open space can be preserved. Once the maximum yield (number of lots) in a subdivision is determined by a density regulation, the strict dimensional requirements that produce “cookie cutter” subdivisions can be eliminated or made much more flexible. The regulatory review process then focuses on determining the best overall plan for the development and conservation of the parcel.

In Ansonia, the residential density regulation can also be used to manage land use activities. For example, if a community wanted to reduce the number of lots that might be created in a certain area, one option would be to increase the minimum lot size requirement. However, this strategy can make a number of existing lots non-conforming and create difficulty for property owners and land use administrators.

Blight and Redevelopment

Programs should also be pursued that will encourage housing maintenance and repairs in order to initiate and support neighborhood character and pride. Since 2014, Ansonia has launched aggressive efforts to prevent the occurrence of “blighted” housing which can cause a cycle of neighborhood disinvestment. The City implemented a new ordinance aimed at existing blighted properties to improve community character and reverse the trend of disinvestment.

Some residential neighborhoods in Ansonia may benefit from redevelopment. Reducing housing density and increasing lot sizes will move Ansonia more in the direction of the current housing market. As part of such a program, sub-standard housing could be eliminated and additional parking provided. Plans might call for existing residences to be demolished and replaced with clustered single family units, duplex housing units, and congregate housing for the elderly.

Housing Needs

Based on the lower than average cost of single family housing in Ansonia, and the higher than average number of affordable housing units, the city’s focus is on creating more housing choices, especially market rate owner occupied units.

Public Act 108, concerning affordable housing, establishes a special provision to promote the construction of affordable housing in communities which do not have 10% of their housing units designated as affordable. Ansonia, in 2015, had 1,159 units, or 14.2% of the housing stock which was considered affordable. Ansonia ranked in the top 20 municipalities in State for total percentage of affordable units. In comparison to its neighboring communities, Derby was the only other community to meet the state minimum.

The lower housing prices combined with a higher number of affordable housing units shows that Ansonia is meeting more social housing needs than its neighboring communities. The portion of housing stock that is considered affordable should be monitored as to the location, maintenance, and usability (primarily access for elderly and disabled residents).

The housing market and personal choice will determine future housing construction in Ansonia. However, anticipated growth in the number of persons age 65 and over in the next twenty years means Ansonia should also focus on creating housing for the elderly in areas within walking distance to commercial amenities and basic services including food stores, parks, medical offices, restaurants, and medical offices.. In addition to subsidized rental units, congregate housing and accessory apartments might be needed to ensure residents are able to remain as part of the community and avoid expensive nursing home care.

Business & Economic Development

This section of the Plan looks at the location and type of retail, office, industrial development, and other activities in Ansonia that provide goods and services for residents, job opportunities, and a balanced tax base.

Economic Development Strategy

The current mission statement of the Ansonia Economic Development Commission is to:

- Proactively recruit, promote and support local businesses,
- Increase employment, and
- Develop community services thereby increasing revenues and improving the quality of life for the citizens of Ansonia and the Region.

The older industrial facilities along the Naugatuck River are Ansonia's largest taxpayers and dominate the current business development pattern. Other industrial areas include the Fountain Lake Commerce Park and the Hershey Industrial Park. Commercial and service type development is concentrated along Main Street.

In addition to these larger industrial and commercial areas, there are smaller neighborhood commercial parcels in several parts of the community.

The City of Ansonia should consider focusing its primary economic development efforts in three areas:

- Enhancing the Main Street commercial areas for the needs of the Ansonia resident,
- Diversifying the local economic base
- Redirecting and maximizing the land in the commerce and industrial parks.

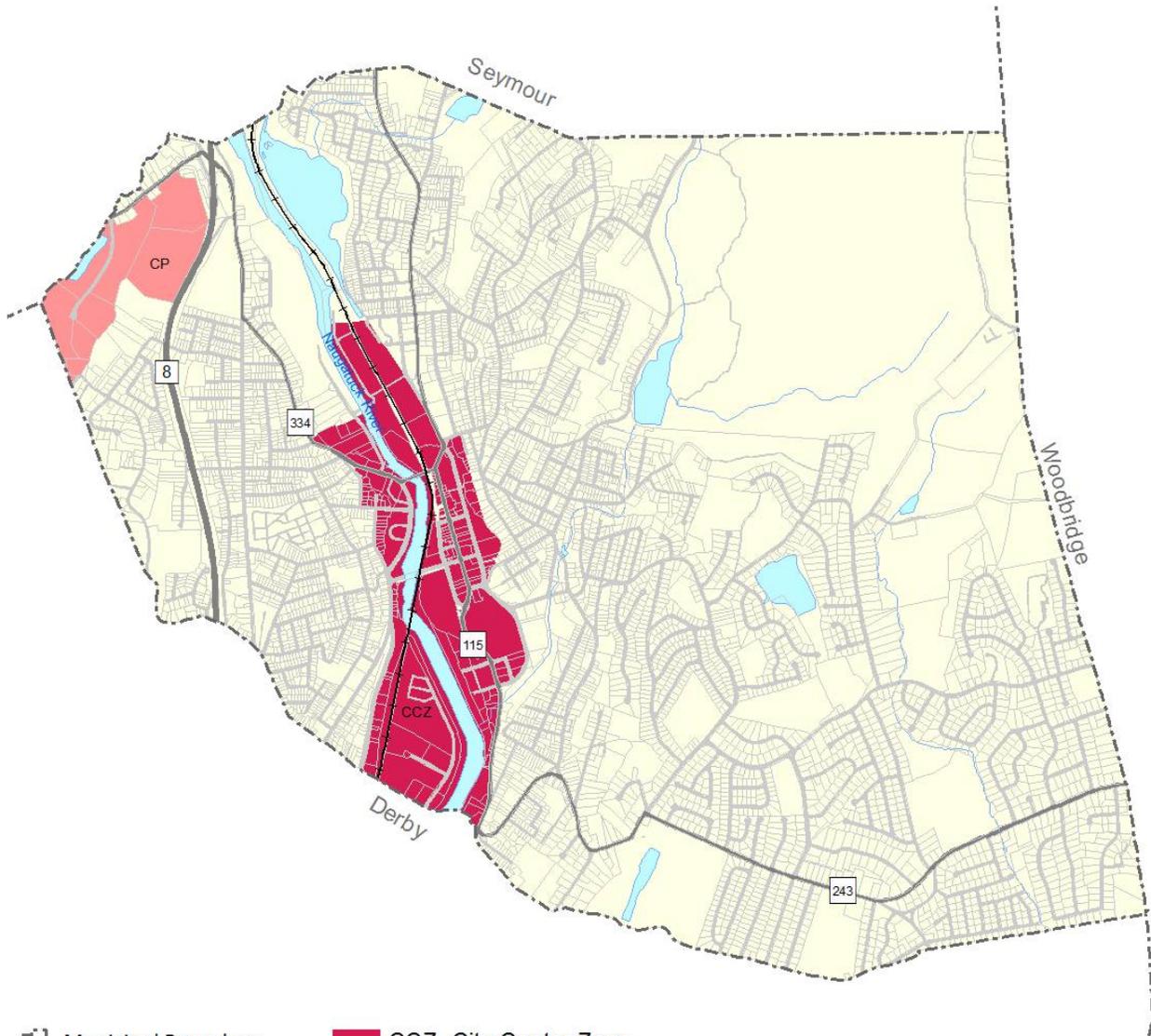


Figure 13 Ansonia, CT Main St. 2014, Photo by COGCNV staff



Map 13

Economic Development Areas City of Ansonia, CT



- Municipal Boundary
- Rail
- Land Parcel
- State Highway
- Water
- Right of Way
- CCZ- City Center Zone
- CP - Commerce Park District



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Hydrography: DEEP
Revised: 4/17/2018



Enhancing Downtown

With the growth of retail opportunities and employment elsewhere, the once vibrant Ansonia downtown has suffered in recent years. Residents of Ansonia and surrounding communities have been attracted to newer retail facilities in other communities. In addition, the inconvenient access to downtown has made it harder for this area to attract new retailers or employers.

Since Ansonia's downtown location includes challenges of major highway access convenience, its most promising future may be in developing a pedestrian-friendly downtown with unique facilities and open space, especially along the Naugatuck River, and capitalizing on Metro North's Hew Haven Line Service, which is the busiest commuter rail line in the country. Ansonia's downtown contains a rail station on the Waterbury Branch Line. Scheduled infrastructure and service improvements have the potential to expand the reach of the commuter rail system. The Downtown already includes many assets within its boundaries including the oldest opera house in the State, a post office, City Hall, the Naugatuck River, and unique shops. Creating and maintaining a downtown that functions both as a business center and a place for social gatherings and entertainment should be a major focus for the downtown planning efforts.

As market demand in Ansonia downtown has ebbed, some storefronts have been occupied by churches and other non- retail activities. Although these uses provide a service to some residents, it may not be the best use along Main Street. Activities that should be encouraged as part of the downtown should provide for the daily needs of the residents, encourage people to come and stay downtown after working hours, and provide for a variety of residential, office, retail, and entertainment uses. In particular, integrating housing into the downtown area will begin to establish a basic market for retail and service businesses (restaurants, for example) to follow.

Planning for the residents of Ansonia and encouraging the types of businesses needed is essential for the Main Street to become a vibrant place once again. Therefore, it is essential that the economic planning be guided through residents' surveys and general input as to what is needed. Then the community can actively recruit these services. As part of any program to revitalize and reposition the downtown area, steps should be taken to improve the signage and "gateways" to the downtown area to encourage people to come and stay.

The downtown streetscape is an important consideration in revitalizing Ansonia's downtown. Creating a pedestrian- friendly environment requires generous sidewalks, active storefronts, building façade improvements, planting, appropriate streetscape amenities, diverse uses, sidewalk maintenance, appropriate signage, attractive lighting, and promoting Transit Oriented Development. Parking in the Main Street area is another issue to be addressed. There is the perception that inadequate parking exists or is inconvenient. Efforts should be devoted to providing an adequate amount of appropriately configured parking with adequate signage, lighting, and security.

Downtown areas, comprised of multiple property owners and businesses with different interests, typically have a hard time competing with shopping centers with coordinated management. Fortunately, there are ways to get downtown interests working together to enhance their operations. The most successful program, known as the Main Street Program,

is coordinated in Connecticut by Connecticut Light & Power (check this fact). This program should be investigated for downtown Ansonia.

Much work needs to be done to make this future vision a reality. In order to proceed, Ansonia should seek funding to prepare a downtown plan that would begin to identify and organize the various strengths, weaknesses, opportunities and constraints that exist.

Diversify the Economic Base

Much of Ansonia's economy is based upon manufacturing businesses. While these businesses were integral in the formation and development of the community, manufacturing businesses have been leaving Connecticut (and even the United States) for more favorable wage and cost structures in other areas. The major locational determinants in Ansonia's development (available land, power supply, and transportation) have been reduced by technological and other improvements in other geographic locations. In addition, many of the historic industrial buildings in Ansonia are not well suited to the needs of current businesses.

During the planning period, Ansonia needs to work with the State Department of Economic and Community Development to explore ways to diversify the local economic base in terms of meeting the needs of new business ventures and overcoming the functional obsolescence of some of the local industrial facilities.

Enhance Other Economic Development Areas

In addition to the downtown area, Ansonia should continue to encourage the development of the industrial parks and the reuse of its existing industrial buildings. The reuse of the industrial building along Main Street could have a significant impact on the redevelopment of the downtown area due to the increase in pedestrian traffic.

The development of the available land in the industrial areas in Ansonia is important due to the positive tax revenue produced. However, as these areas are developed in the future it is important to recognize the existence of the residential neighborhoods. It is important to encourage the use of buffers to preserve these residential neighborhoods. In addition, protecting the natural resources in the industrial areas should be a priority as new construction occurs.

Transit Oriented Development (TOD)

TOD Primer

The freedom and movement associated with individual automobile ownership have always come with trade-offs. As development chases low land prices further and further from historic neighborhood centers, problems like congestion, deteriorated air quality, national dependence on foreign oil, and the high costs associated with automobile ownership are exacerbated. In the early and mid-1990s many residents and several municipalities began to seek out alternatives to promote increased use of public transportation. This movement has continued to grow and expand over the years.

New principles have emerged aimed at reducing dependency on the automobile by encouraging land uses that are supportive of public transit. Residents and local governments are prioritizing new development that provides more choices for reliable transportation, more socially mixed and affordable housing, and expanded business and economic opportunities. These groups want development that reinforces existing communities and historical downtowns and enhances the opportunities for healthy, walkable and safe neighborhoods to flourish.

For the purposes of public policy, Section 13b-79o of the Connecticut General Statutes defines TOD as:

The development of residential, commercial and employment centers within one-half mile or walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities and walkable environments, in order to facilitate and encourage the use of those services.

This statutory definition covers much of what has already been discussed above, including appropriate intensity of land uses which would support transportation facilities, such as BRT and train infrastructure. It is with this definition in mind that the Commissioner of Transportation will decide to participate or not in the improvement of public transportation facilities.

TOD in Ansonia

The State definition brings to light the importance of density standards. Dwelling units per acre (density) contributes to the economic viability of different modes of transit. In a literary review of leading studies on TOD Reid Ewing, Ph.D., created the following table of threshold densities for different modes of public transit:

Economic Viability of Public Transit	
Mode	Housing Density (dwelling units/acre)
Basic Bus	7
Premium Bus	15
Train	20-30

Source: Ewing, Reid, PhD.

Access to good, reliable and convenient transportation was a key factor that allowed the towns of the lower Naugatuck Valley to grow and prosper. The densest areas are located along rivers, canals, or rail lines. The City of Ansonia is no exception. Density and diversity of uses contribute to the city’s high walk-score and help make Ansonia an easy and advantageous location for additional TOD.

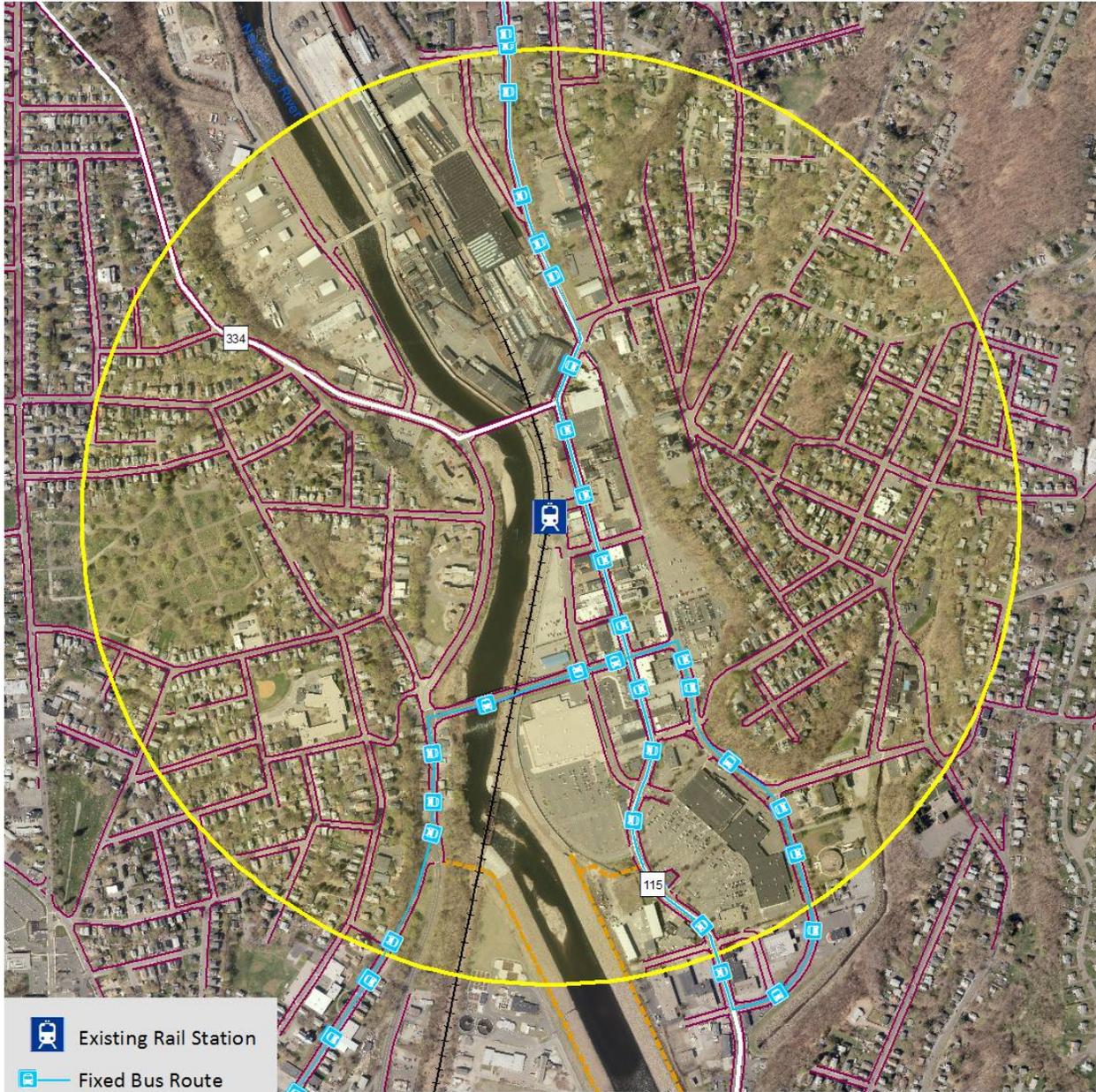
Today, Ansonia is served by Metro-North rail service at its train station located within its downtown district. Fixed-route bus service through the downtown area is operated by the CT Transit - New Haven Division. Unlike other towns of the lower valley, Route 8 does not pass through or directly connect to downtown Ansonia. Connections to the expressway are via non-limited access state routes. Route 115 serves as the City’s main street, connecting Ansonia to Derby to the south and Seymour to the north.

Unique to Ansonia is the dispersion of pocket parks throughout downtown. Well-designed parks offer areas of rest and shade to pedestrians, allowing people to stay and enjoy time in the area. The Main Street corridor has a wide range of services, including the city hall. There is a large shopping center with a stand-alone Target department store across the street - a major contributor to the community’s high walk-score. The average height of buildings in the downtown is two stories. There are plans for several new multi-family sites in the downtown and potential for further development.



Map 14

Transit Oriented Development (TOD) City of Ansonia, CT



- Existing Rail Station
- Fixed Bus Route
- Sidewalks
- State Highway
- Rail
- Multi-Use Trail
- 1/2 Mile Radius



For planning purposes only.
Delineations may not be exact.
Sources:
City of Ansonia
CT911 Roads: CTDSP & TeleAtlas
Aerial: Sanborn 2013



Revised: 4/17/2018

Brownfield Redevelopment

Brownfield Primer

Brownfields are properties with known or suspected environmental contamination, the presence of which has hindered investment on site. Some brownfield sites require remediation activities that far exceed the value of the property, making reuse and redevelopment expensive and risky.

Though reusing brownfield sites is a challenge, many brownfield sites are located in areas with robust existing infrastructure in close proximity to train stations and densely settled residential neighborhoods. With comprehensive analysis, strategy development, and a bit of patience, brownfields can offer abundant opportunities for infill development and neighborhood revitalization.

Regulation and Remediation Funding

Environmental regulation that affects brownfield properties in Connecticut is shaped by legislation at both the state and federal level. Most federal environmental statutes are monitored by the U.S. EPA and its compliance monitoring programs. These programs were enabled by many pieces of legislation, including those listed below:

- Clean Air Act (CAA)
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).
- Clean Water Act (CWA)
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)
- Resource Conservation and Recovery Act (RCRA)
- Safe Drinking Water Act (SDWA)
- Toxic Substances Control Act (TSCA)

Connecticut has its own set of regulations governing brownfields. The Remediation Standards Regulations (RSRs) set guidelines and standards that may be used at any site to determine if remediation is necessary. While the RSRs alone do not trigger any required actions, Connecticut has enacted legislation surrounding the sale and transfer of contaminated sites that sets mandatory assessment and remediation milestones. Connecticut's property transfer law, commonly known as the Transfer Act, applies to sites that qualify as an establishment.

Despite programs like the state's Abandoned Brownfield Cleanup (ABC) program, which provides liability relief and allows Transfer Act sites with limited existing environmental conditions to enter into an expedited environmental closure process, contaminated

Brownfields Defined

As defined in the NVCOG Brownfields Inventory, a brownfield is any site that has received state or federal funding assistance from:

- Connecticut Department of Energy and Environmental Protection (CT DEEP)
- U.S. Environmental Protection Agency (EPA)

The NVCOG staff estimates there are far more sites through the Naugatuck Valley that may qualify for brownfield designation than have received funding assistance.

properties often remain expensive to remediate. Many sites cost more to remediate than they are worth, presenting very real financial obstacles to development. Currently, funding for brownfield sites is limited and highly competitive both at the state and federal level. Additionally, the legal complications related to ownership of these sites and the liability that ownership begets has led to continued abandonment and negligence.

In order to meet the challenges present on brownfield sites, the Naugatuck Valley Council of Governments (NVCOG) hosts the Regional Brownfields Partnership (RBP). Through RBP, NVCOG has secured federal funding to assess and cleanup brownfield sites in our region. Over the past decade, NVCOG has managed more than \$2.6 million in federal brownfields funding awarded and administered by EPA. Through redevelopment projects led by chief elected officials and aided by state and federal partners, this funding has leveraged more than \$76 million in additional federal, state, municipal, and private investment. There are three federal resources and one State grant program available through NVCOG and directly to municipalities:

- EPA Revolving Loan Fund
- EPA Assessment Grants
- EPA Cleanup Grants
- Connecticut Department of Economic and Community Development (DECD) Office of Brownfield Remediation and Redevelopment Municipal Grant Program

Ansonia Brownfield Opportunities

Since 2015, NVCOG staff identified brownfield sites that may be considered for future development of the Naugatuck River Greenway. As of February 2018, 12 of the 157 identified sites are located in Ansonia:

There are far more sites that may qualify for brownfield designation than have received funding assistance. The NVCOG staff estimates there are many hundreds of parcels throughout the Naugatuck Valley that may qualify for brownfield assistance.

Ansonia Brownfield Properties		
Location	Property Name	Data Source
5 State Street	Ansonia Armory	NVCOG
26 Beaver Street	Cook Industrial	NVCOG
74 Grove Street	74 Grove Street	NVCOG
296 Main Street	Haddad Park	NVCOG
7 Riverside Drive	Ansonia Copper & Brass	DECD
420 Main Street	420 Main Street	EPA
17 Henry Healey Drive	Road Ready Used Cars	NVCOG
19 Henry Healey Drive	Road Ready Used Cars	NVCOG
520 Main Street	Road Ready Used Cars	NVCOG
522 Main Street	Road Ready Used Cars	NVCOG
153 Main Street	Palmer	NVCOG
497 East Main Street	Palmer	NVCOG

Source: NVCOG Regional Brownfields Partnership (RBP), 2018

Community Facilities

Community services and facilities include such governmental functions as education, public works, public safety, and recreational services. These services contribute significantly to the character of a community and its quality of life. The Plan of Conservation & Development reviews the physical aspects of such services and facilities to ensure they are appropriately located and sized to meet community needs during the planning period and beyond. The Plan is not intended to address the management, operations, or programs of individual departments or facilities.

Educational and Recreational Facilities

- Ansonia Nature and Recreation Center
- Nolan Athletic complex
- Jarvis Field
- Valley YMCA
- Ansonia Riverwalk Park
- Boys and Girls Club
- Abe Stone Park
- Pine Lot
- Colburn Lot
- Fountain Lake
- John Gattison Park
- Linnett Park
- Nelligan Park
- Mead Elementary (3-5)
- Prendergast Elementary (K-2)
- Ansonia Middle School (6-8)
- Ansonia High School (9- 12)
- Emmett O'Brien Technical High School

There are a number of issues related to community facilities that can be directly related to the growth of the community. It is reasonable to expect that community growth will increase the need for community facilities and the challenge will be to prioritize and phase these improvements over time.

In Ansonia there are no community services or facilities that are clearly missing. The City has services designed for the youth of the community through Youth Services Programs, and for the elderly at the Senior Center (Main Street). The City also has three housing developments designated for the elderly and disable population.

The City maintains several unique active recreational facilities that serve the community for both active and educational purposes (see margin). In addition, there are several passive recreational areas managed by the City and State of Connecticut.

Ansonia has a strong network of Volunteer Fire Departments. These departments currently have adequate equipment and facilities to effectively manage the emergency fire response needs in the future. In contrast, the police facility, located at 2 Elm Street, is one of the few facilities that should be evaluated in the near term. Additional space for staff and equipment is needed.

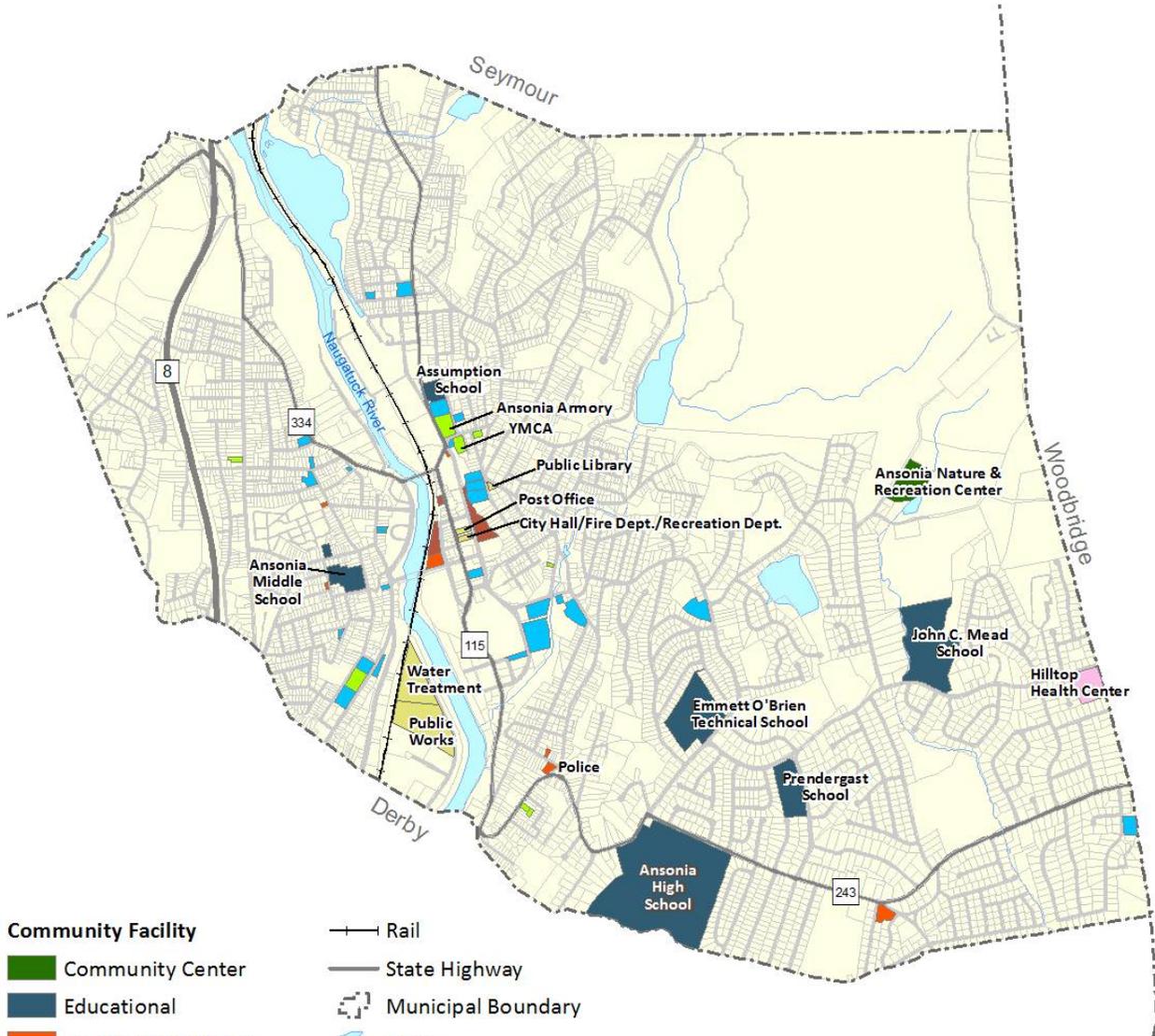
Some facilities in the community have just recently seen major improvements and studies. These include a \$50.5 million building and improvements program for the Ansonia school system. In addition, the public work department has completed a major Inflow and Infiltration study for the city's wastewater treatment system.

The administrative staff and functions are primarily located at the City Hall on Main Street. The current administrative framework involves full-time support staff, part-time directors, and volunteer Boards, Commissions, and Mayor. The current system of staffing may need to be re-evaluated as the demographics of the community change.



Map 15

Community Facilities City of Ansonia, CT



Community Facility

- Community Center
- Educational
- Emergency Services
- Government
- Medical
- Non-Profit
- Public Parking
- Religious

- Rail
- State Highway
- Municipal Boundary
- Water
- Land Parcel
- Right of Way



For planning purposes only.
Delineations may not be exact.
Sources:
Town of Ansonia
CT911 Roads: CTDPS/TeleAtlas
Parcels: New England Geosystems
Hydrography: DEEP
Revised: 4/17/2018

Development Strategies

Community Structure

- 1 Manage the older industrial areas and consider mixed use development options.
- 2 Concentrate on developing those areas designated as industrial parks, while preserving the adjoining residential areas.
- 3 Reactivate the Naugatuck River Waterfront.

Housing & Residential Areas

- 4 Evaluate the rehabilitation of the affordable housing units in the community.
- 5 Consider mixed use development downtown.
- 6 Maintain the existing residential areas.
- 7 Anticipate the need for additional affordable housing units for the elderly population

Business & Economic Development

- 8 With professional assistance, prepare a comprehensive study of downtown Ansonia, including the Latex Foam site.
- 9 Create a downtown that functions as a business and social center.
- 10 Actively integrate housing into the downtown.
- 11 Conduct an overall survey of business types in the downtown.
- 12 Actively solicit residents for business development types.
- 13 Actively seek ways to make Ansonia a destination.
- 14 Provide guidance to the downtown for people traveling from major highways.
- 15 Encourage the use of signage along major roadways to make the business district more visible.
- 16 Enhance the gateways to the downtown.
- 17 Enhance the downtown Main Street area through:
 - Sidewalk enhancements,
 - Open space, grassed sitting areas, and
 - Lighting improvements, and
 - Smart Cities technologies, including publicly accessible Wi-Fi
- 18 Conduct a parking needs assessment for the downtown area.
- 19 Explore ways to diversify the local economic base to meet the needs of new business ventures.
- 20 Encourage the development of industrial parks while;
 - Protecting established residential areas, and
 - Protecting natural resource areas.

Transit Oriented Development

- 21 Continue to advance and implement Transit Oriented Development in the City Center Zone and along both sides of the Naugatuck River,

Development Policies

- 22 Evaluate the existing parking supply and demand in the City Center Zone and evaluate revisions to the standard parking requirements to facilitate TOD
- 23 Incorporate transit access when developing high density residential and mixed use parcels.

Brownfields Redevelopment

- 24 Encourage redevelopment and reuse of brownfield sites when feasible.
- 25 Continue to work with the NVCOG Regional Brownfields Partnership to assess potential sites which are good candidates for further remediation assistance.

Community Facilities

- 26 Encourage the implementation of the recommendation of the Inflow and Infiltration Study.
- 27 Pursue efforts to encourage and recognize volunteer staff.
- 28 Encourage the evaluation of the Police Department needs.
- 29 Evaluate the community's needs and appropriate resources accordingly.

Infrastructure Policies

Improve Transportation Circulation

Enhance Pedestrian Travel

Maintain and Enhance Public Utilities



Figure 14 Mayor David Cassetti on Asphalt Paver, 2017, Ansonia, CT Facebook Page

Transportation

The transportation system in a community is an important factor in its growth and development. This element of the Plan of Conservation and Development is concerned with the means by which people and goods are moved from one place to another. It is designed to encourage, support, and serve the current and desired future land use pattern for Ansonia.

Improve Roadway Circulation

The current roadway configuration in Ansonia consists of expressways, arterials, and collectors. This classification system is based on the function of the roadway. The system is designed to filter the traffic from the lower volume roadways to the higher, through traffic roadways. Upgrading the functional classification of the roadway to better reflect the land uses and traffic volumes that exist.

Transportation circulation is a key component in the enhancement of the downtown area. Therefore, a circulation plan incorporating the East Main Street, Main Street, and West Main Street should be considered to help the flow of traffic for both pedestrians and automobiles. This circulation plan should also incorporate parking needs throughout the downtown, create connections to the regional greenway system, and provide convenient access to the Ansonia Train Station.

Manage Roadway Improvements

There are several intersections and bridges in the City that are key to local traffic circulation. Several agencies and departments, such as the Naugatuck Valley Council of Governments and the City of Ansonia's Engineering Department, are involved in identifying and prioritizing roadway improvements that address safety issues and reflect the needs of the community. The City of Ansonia recognizes the importance of its roadway and bridge infrastructure (see Map 16 - Street Network).

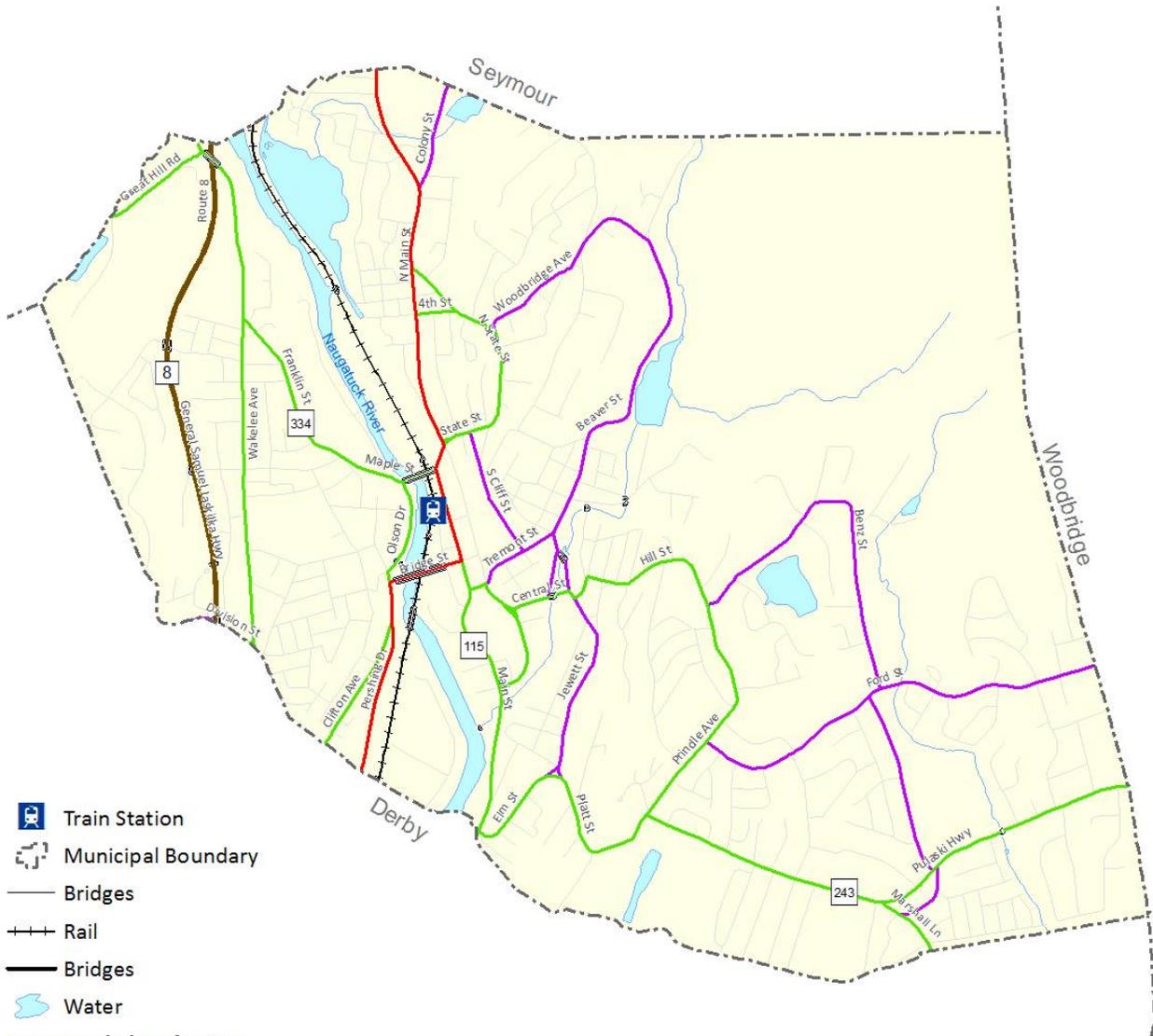
Additional roadway enhancements should also be considered for the major access points to the downtown (i.e. Maple Street Bridge and Bridge Street Bridge). The intersections in and around the downtown should be evaluated for signal timing, site-line obstruction, and general pedestrian safety. These improvements and enhancements to the downtown street network should help to maintain a smooth flow of traffic, and maintain a pedestrian safe environment.

In addition, future improvements to major bridges and roadways should be targeted to areas where future development opportunities and high traffic volumes may occur, rather than areas that once had high traffic volumes due to past industrial activities.



Map 16

Street Network City of Ansonia, CT



- Train Station
 - Municipal Boundary
 - Bridges
 - Rail
 - Bridges
 - Water
- Functional Classification**
- Principal Arterial - Other Expwy
 - Principal Arterial - Other
 - Minor Arterial
 - Collector
 - Local



For planning purposes only.
Delineations may not be exact.
Source:
CTDOT
Hydrography: DEEP



Revised: 4/17/2018

Improve Transit Service

The transit services available in the Ansonia range from bus, train, and personal services, including Transportation Network Companies, such as Uber and Lyft. These services provide access to employment, shopping, and other personal services to residents without private automobile access. Therefore, it is important that the population in need is identified, adequate service is provided throughout the community, and schedule times meet the needs of the riders.



Transit Options

- Metro North – Waterbury Branch Line
- CT Transit District
- Valley Transit District
- CT Limo
- Valley Cab Company

Provide for a Sidewalk Network

Sidewalks are important because they provide for pedestrian safety in areas of high vehicle traffic, and convenience in areas around schools, parks, and other community oriented facilities. Future sidewalk installation will help lessen the number of short trip automobile traffic and allow residents to walk to outdoor activities and community facilities.

While the zoning regulations require that sidewalks be installed in new developments, this requirement has been waived in the past. In an effort to improve the sidewalk network the regulations should be modified to make sidewalks mandatory in all new developments. The modification to the regulations will help to create an expanded sidewalk network.



Sidewalk Guidelines

The following could be part of the new sidewalk regulations:

- Sidewalks shall be installed as part of new development,
- Where sidewalks already exist or are not currently practical, the Commission shall require a fee- in-lieu of sidewalks, and
- Sidewalks shall be bonded as public improvements and shall be installed before the road is accepted. If no road construction is required sidewalks should be installed before certificate of occupancy is granted.

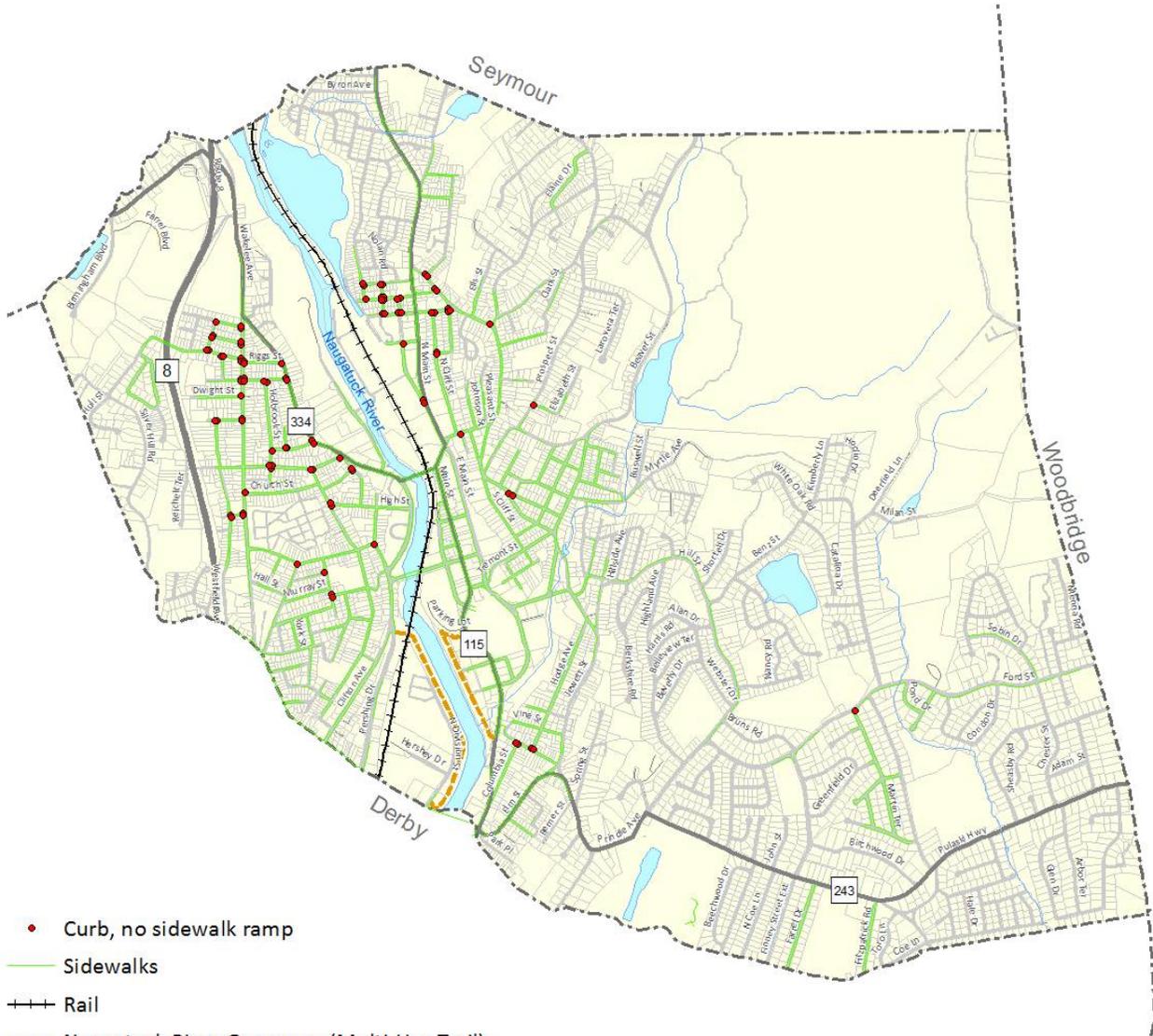
The existing sidewalk network has areas where linkages are needed in developed areas. Completing these links can be achieved with local improvements (funded by LOCIP monies) or in special circumstances, by a fee-in-lieu of sidewalk regulation. The fee option could be allowed in circumstances where new developments do not relate geographically to the existing sidewalk network. The fee would be used to install sidewalks in areas where more pedestrian traffic occurs, or a connection is needed to provide safe and convenient access to and from commercial, residential, and community oriented areas.

The identification of existing sidewalks, future sidewalks as development occurs, and priority sidewalk linkages is critical to providing a safe and convenient sidewalk network. The development of a sidewalk master plan will help to provide a comprehensive listing of identified areas, as well as provide a map visually displaying these areas. The master plan will assist the City when implementing the mandatory sidewalk policy and fee-in-lieu of sidewalk requirements by indicating which option helps complete the overall sidewalk network.



Map 17

Sidewalks City of Ansonia, CT



- Curb, no sidewalk ramp
- Sidewalks
- +++ Rail
- Naugatuck River Greenway (Multi-Use Trail)
- State Highway
- ⬢ Municipal Boundary
- Water
- Land Parcel
- Right of Way



For planning purposes only.
Delineations may not be exact.
Sources:
Sidewalks: NVCOG
Parcels: New England Geosystems
Hydrography: DEEP



Revised: 4/17/2018

Enhance Bicycle Travel and Trails

In addition to pedestrian travel, it is important to allow for safe bicycle travel throughout the community. The design improvements to roadways in Ansonia should incorporate bicycle lanes, or other similar-bicycle facilities, including the consideration for narrowing certain road lane widths to create safer shoulder for cyclists, where feasible.

Other improvements to pedestrian travel are through the use of trails. Trails can be off the main roadway network while still providing for convenient access to residential, commercial, and institutional areas. Sections of the Naugatuck River Greenway have been built in Ansonia, with the longer range plan to create a continuous 40 mile off-road trail along the Naugatuck River.



Figure 15 Ansonia Riverwalk Park, opened 2012, Photo by Luchs Consulting Engineers



Figure 16 Ansonia Riverwalk Park, pedestrian bridge construction April 2018, Photo by Michael P. Mayko CTPOST

Utilities

Utility infrastructure includes piped utilities (public water, public sewer, natural gas), wired utilities (electric, telephone, and cable television), and other utilities (cellular communications). The location and capacity of infrastructure is important to the future growth and development of Ansonia since it can direct growth towards or away from certain areas.

Maintain Piped Utilities

The Birmingham Utilities Company provides water service to Ansonia. Almost the entire City is serviced by public water and residents who do not have public water have the option of connecting. The high availability of public water is beneficial for the community in terms of having a safe supply of potable water, and an adequate supply of water for fire protection. The current public water supply is good, with only 50% of the available supply being used on an average day. The water supply system is expected to be adequate for community needs during the planning period.

Public sewer service is provided and maintained by the City of Ansonia. Public sewer is available throughout the city and, under normal flow conditions, the treatment plant is at 50% capacity. The public works department recently had a major infiltration study completed on the wastewater drainage system to examine the issue of water runoff from streets entering the sewer system and causing a capacity problem at the treatment plant. The implementation of this study is essential to maintaining the capacity of the current treatment facility.

Yankee Gas Service Company provides natural gas in the city. Natural gas is an alternative energy source to residential, commercial, and industrial areas. The availability of service to the commercial and industrial areas can be a major attraction to potential companies.

Encourage Enhancements to Wired Utilities

Ansonia residents have access to all major wired utilities. These utilities include electric, telephone, and cable television. The City should encourage that high speed internet, and digital cable and telephone services be provided to all local businesses and residents.

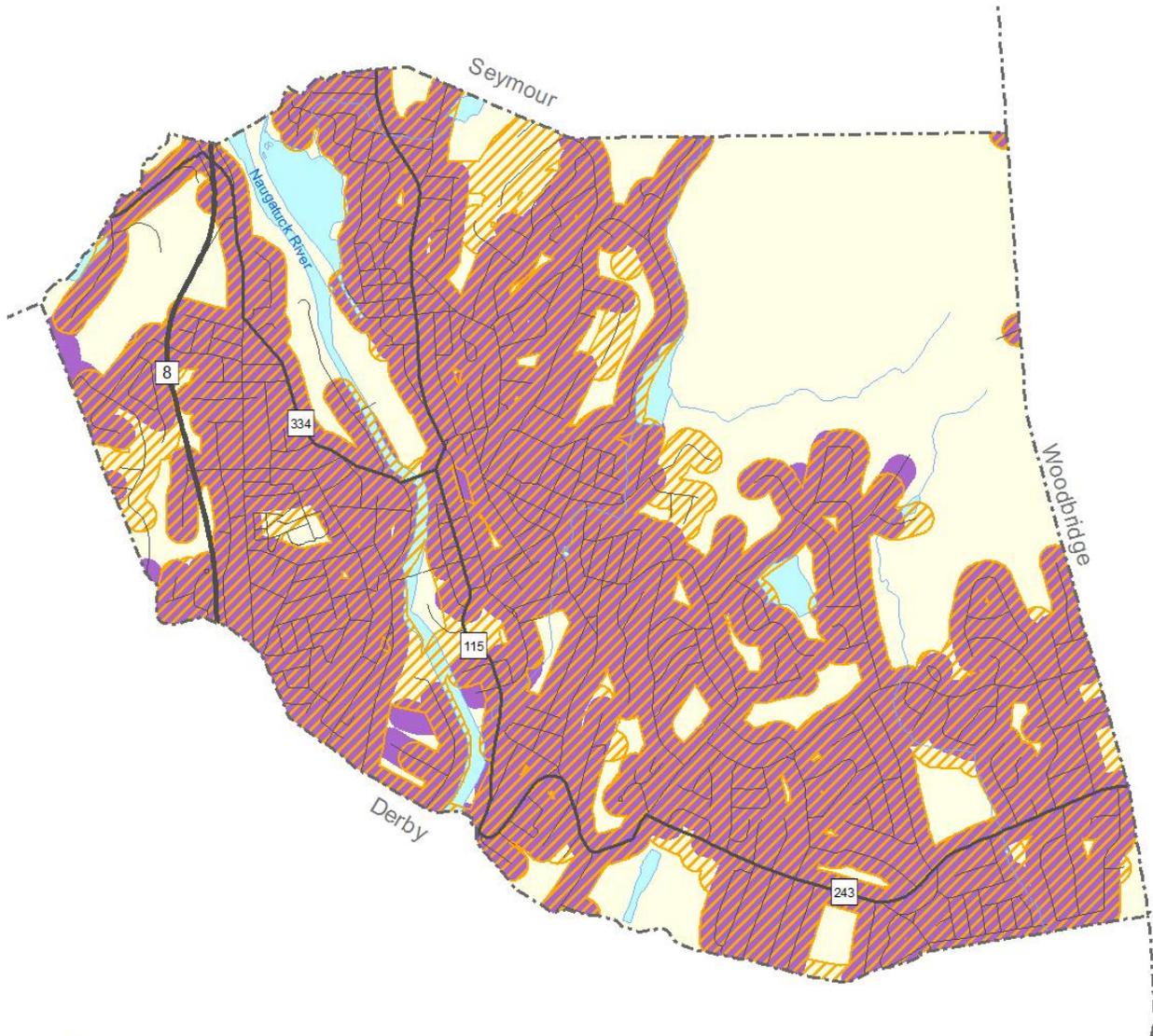
In addition, when wired utilities are located above ground they can have an adverse effect on the community's character. In order to lessen the effects of more utility poles and above ground wires, all wired utilities should be placed underground. In addition, as improvements and redevelopment occurs in commercial and residential areas, consideration should be given to burying existing utilities.

It is also important to recognize the need for maintenance, including regular tree trimming and pole replacements.



Map 18

Sewer & Water Service Area City of Ansonia, CT



- Roads
- State Highway
- ⊞ Municipal Boundary
- Water
- ▨ Sewer Service Area
- Water Service Area



For planning purposes only.
Delineations may not be exact.
Sources:
Water: Regional Water Authority
Sewer: City of Ansonia
Hydrography: DEEP
Roads: CTDESPP & TeleAtlas 2009



Revised: 4/17/2018

Manage Wireless Communication Infrastructure

The wireless technologies for phone, television, and internet will increase in use over the next ten to twenty years. An increase in the use of this technology will necessitate numerous antennae to increase the usability of such wireless devices. Ansonia should consider adopting regulations or guidelines addressing the desirable locations and type of antennae to guide this activity.

Encourage Proper Street lighting

Streetlights in both residential and commercial areas are important because well-lighted areas provide a safe environment for people walking at night, exercising, and shopping.

It is important to consider both the streetlight design and the illumination. Residential streetlights should be designed smaller in size, have lower illumination, and to cast more light on the sidewalk. Commercial area lighting should be designed to have brighter illumination and light both the walking and on-street parking areas.

Adopting a policy on streetlight design and illumination for both residential and commercial will help to provide adequately lighted areas for both leisurely strolls and nighttime shopping.



Streetlight Provisions

Public Act 01-134 contains several provisions affecting municipal street lighting:

- Light pollution, glare and light trespass must be minimized.
- Minimum levels of illumination must be used.
- Full cutoff streetlights are required.
- Passive alternatives must be considered.

Infrastructure Strategies

Transportation

- 1 Improve roadway circulation.
- 2 Update roadway classifications.
- 3 Consider conducting a downtown traffic circulation plan.
- 4 Manage roadway improvements.
- 5 Continue to work with the Naugatuck Valley Council of Governments to implement roadway improvements.
- 6 Continue to make roadway improvements and to address safety and capacity issues.
- 7 Support the enhancement of transit services to best meet the needs of the community.
- 8 Enhance pedestrian and bicycle travel.
- 9 Establish and maintain a sidewalk inventory and make improvements and/or connection where necessary.
- 10 Consider adopting a fee-in-lieu of sidewalk regulation.
- 11 Encourage the development of bikeways when roadway improvement projects are designed and constructed.
- 12 Continue to construct the Naugatuck River Greenway off road trail system.

Utilities

- 13 Maintain piped utilities.
- 14 Encourage residences on well water to convert to the public water supply.
- 15 Monitor the public water supply for future community needs.
- 16 Implement the recommendation provided in the Inflow and Infiltration study.
- 17 Encourage enhancements to wired utilities.
- 18 Continue to require that all new utilities be placed underground.
- 19 Encourage the burying of overhead utilities when redevelopment occurs.
- 20 Consider adopting new streetlight policy and design guidelines in accordance with PA 01-134.
- 21 Manage wireless communication infrastructure.
- 22 Consider adopting regulations or guidelines addressing wireless facilities.
Reduce the number of new developments on well water supply, especially in areas with repeated, and known, well and ground water supply shortages, as evidenced through Naugatuck Valley Health District new and deeper well drilling permits.

Next Steps – Implementation

Ansonia's greatest asset is its people, who are willing to work and take a chance to improve their City. This Plan of Conservation & Development has been prepared to help Ansonia's people meet the challenges that will confront their City in the future and guide their work toward its improvement.

The first step in the planning process was to find out where Ansonia has been as a community and where it is going. Information was collected, and reviewed as part of the process of assembling this Plan. The second step was to determine where Ansonia wants to go. Meetings were held to assess issues in Ansonia and discuss alternative strategies. Through this work, general goals and policies were developed and a vision for the future of Ansonia was confirmed. The third step was to layout specific actions that will help us remember how we will get there. These specific strategies are detailed throughout the Plan

However, the most important step of the planning process will be implementation of the recommendations. While the task of implementation rests with all Ansonia residents, the realization of the Plan is orchestrated by the Planning and Zoning Commission and other City agencies and officials.

The Plan is intended as a guide to be followed in order to enhance the quality of life and the community character of Ansonia. It is intended to be flexible in order to allow adjustments in the manner that specific goals and objectives are achieved while maintaining stability in the long-term goals of the community.

During the next few years, some of the goals will hopefully be achieved, some circumstances will undoubtedly change, and some conditions will certainly arise that will suggest that it is time to reconsider the Plan or some of its elements. Such situations are to be welcomed since it will mean that the Plan is being used as a beacon by residents. Programs that help achieve community consensus, establish community goals, and promote community welfare will all turn out to be positive steps in the history of Ansonia.

By preparing this Plan of Conservation & Development that process has already begun.

Appendix

Connecticut Economic Resource Center (CERC) Economic Profile

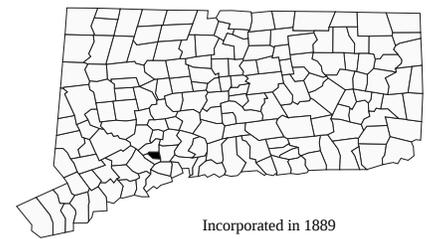
Housing Profile from Partnership for Strong Communities (PSC)

Ansonia, Connecticut

CERC Town Profile 2017 *Produced by The CT Data Collaborative*

City Hall
253 Main Street
Ansonia, CT 06401
(203) 736-5900

Belongs To
New Haven County
LMA Bridgeport - Stamford
Naugatuck Valley Planning Area



Incorporated in 1889

Demographics

Population

	Town	County	State
2000	18,554	824,008	3,405,565
2010	19,249	862,477	3,574,097
2011-2015	19,035	862,224	3,593,222
2020	19,839	898,514	3,604,591
'15 - '20 Growth / Yr	0.8%	0.8%	0.1%

	Town	County	State
Land Area (sq. miles)	6	605	4,842
Pop./Sq. Mile (2011-2015)	3,162	1,426	742
Median Age (2011-2015)	41	40	40
Households (2011-2015)	6,954	326,028	1,352,583
Med. HH Inc. (2011-2015)	\$43,305	\$61,640	\$70,331

Race/Ethnicity (2011-2015)

	Town	County	State
White Alone, Non-Hispanic	12,491	563,977	2,487,119
Black Alone, Non-Hispanic	1,861	110,719	370,501
Asian	644	33,587	150,670
Native American	0	1,785	8,908
Other/Multi-Race	1,437	69,215	283,800
Hispanic (Any Race)	4,083	141,282	526,508

	Town	County	State
Poverty Rate (2011-2015)	19.0%	13.0%	10.5%

Educational Attainment (2011-2015)

	Town	County	State
High School Graduate	5,922	46%	673,973
Associates Degree	912	7%	183,289
Bachelors or Higher	2,100	16%	925,607

Age Distribution (2011-2015)

	0-4	5-14	15-24	25-44	45-64	65+	Total
Town	957 5%	2,718 14%	2,505 13%	4,660 24%	5,426 29%	2,769 15%	19,035 100%
County	46,057 5%	103,421 12%	121,658 14%	218,390 25%	241,236 28%	131,462 15%	862,224 100%
State	191,445 5%	446,058 12%	492,864 14%	885,518 25%	1,035,059 29%	542,278 15%	3,593,222 100%

Economics

Business Profile (2015)

Sector	Units	Employment
Total - All Industries	330	3,399
23 - Construction	32	115
31-33 - Manufacturing	20	330
44-45 - Retail Trade	44	754
62 - Health Care and Social Assistance	35	469
72 - Accommodation and Food Services	28	376
Total Government	19	721

Top Five Grand List (2015)

	Amount
United Illuminating Co.	\$12,416,090
Ansonia Shopping Center LLC	\$8,601,000
Target Corporation	\$8,249,960
Yankee Gas Services Co	\$8,144,430
Ansonia E & A LLC	\$6,511,000
Net Grand List (SFY 2014-2015)	\$892,497,451

Major Employers (2016)

Farrel Corporation	Big Y
Target Corporation	United Illuminating
Yankee Gas	

Education

2016-2017 School Year

	Grades	Enrollment
Ansonia School District	PK-12	2,364

Smarter Balanced Test Percent Above Goal (2015-2016)

	Grade 3		Grade 4		Grade 8	
	Town	State	Town	State	Town	State
Math	35.5%	52.8%	29.7%	47.9%	18.7%	40.3%
ELA	40.0%	53.9%	39.4%	55.5%	34.4%	55.5%

Pre-K Enrollment (PSIS)

	2016-2017
Ansonia School District	101

Rate of Chronic Absenteeism (2015-2016)

	All
Connecticut	9.6%
Ansonia School District	14.5%

4-Year Cohort Graduation Rate (2014-2015)

	All	Female	Male
Connecticut	87.2%	90.1%	84.4%
Ansonia School District	83.7%	86.5%	81.6%

Ansonia, Connecticut

CERC Town Profile 2017



Connecticut
Economic
Resource Center

Government

Government Form: Mayor - Council

Total Revenue (2015)	\$66,599,366	Total Expenditures (2015)	\$63,610,501	Annual Debt Service (2015)	\$7,868,338
Tax Revenue	\$34,134,309	Education	\$37,029,834	As % of Expenditures	12.4%
Non-tax Revenue	\$32,465,057	Other	\$26,580,667	Eq. Net Grand List (2015)	\$1,346,104,648
Intergovernmental	\$27,853,347	Total Indebtedness (2015)	\$8,749,598	Per Capita	\$71,396
Per Capita Tax (2015)	\$1,837	As % of Expenditures	13.8%	As % of State Average	48.2%
As % of State Average	65.8%	Per Capita	\$464	Moody's Bond Rating (2015)	Aa3
		As % of State Average	19.1%	Actual Mill Rate (2015)	38.61
				Equalized Mill Rate (2015)	25.73
				% of Net Grand List Com/Ind (2015)	10.5%

Housing/Real Estate

Housing Stock (2011-2015)

	Town	County	State
Total Units	7,408	362,351	1,491,786
% Single Unit (2011-2015)	46.2%	53.5%	59.2%
New Permits Auth (2015)	0	1,161	6,077
As % Existing Units	0.0%	0.3%	0.4%
Demolitions (2015)	0	184	1,230
Home Sales (2013)	135	5,858	26,310
Median Price	\$216,500	\$245,200	\$270,500
Built Pre-1950 share	48.0%	33.2%	29.3%
Owner Occupied Dwellings	3,972	204,886	906,227
As % Total Dwellings	57.1%	62.8%	67.0%
Subsidized Housing (2015)	1,159	46,311	172,556

Distribution of House Sales (2013)

	Town	County	State
Less than \$100,000	23	1,128	3,417
\$100,000-\$199,999	68	2,047	7,522
\$200,000-\$299,999	41	1,418	6,031
\$300,000-\$399,999	2	730	3,380
\$400,000 or More	1	535	5,960

Labor Force

Place of Residence (2015)

	Town	County	State
Labor Force	9,422	455,240	1,890,506
Employed	8,655	426,888	1,782,269
Unemployed	767	28,352	108,237
Unemployment Rate	8.1%	6.2%	5.7%

Connecticut Commuters (2014)

Commuters Into Town From:	Town Residents Commuting To:
Ansonia, CT	Shelton, CT
Seymour, CT	New Haven, CT
Bridgeport, CT	Stratford, CT
New Haven, CT	Milford, CT
Shelton, CT	Ansonia, CT
Derby, CT	Derby, CT
Naugatuck, CT	Bridgeport, CT

Place of Work (2015)

	Town	County	State
Units	330	23,433	116,246
Total Employment	3,399	359,962	1,662,822
2012-'15 AAGR	25.2%	93.6%	100.0%
Mfg Employment	330	30,410	79,612

Other Information

Crime Rate (2014)

	Town	State
Per 100,000 residents	2,095	2,167

Distance to Major Cities

	Miles
Hartford	35
New York City	65
Providence	92
Boston	126
Montreal	291

Residential Utilities

Electric Provider
The United Illuminating Co.
(800) 257-0141

Gas Provider

Eversource Energy
(800) 989-0900

Water Provider

Birmingham Utilities
(203) 735-1888

Cable Provider

Comcast Seymour
(800) 266-2278

Families Receiving (2014)

	Town
Temporary Family Assistance (TFA)	120

Population Receiving (2014)

	Town
Supplemental Nutrition Assistance Program (SNAP)	1,600



Housing Data Profiles

2018



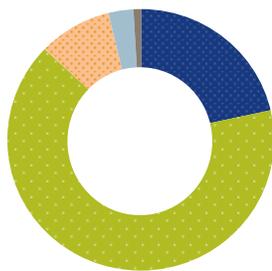
Population, Age, & Race

Source: 2011-15 American Community Survey

	2011-15	2000	% Change		2011-15	2000	% Change
Population	19,035	18,554	3%	Householders living alone	29%	29%	0%
Households	6,954	7,507	-7%	Residents living in families	65%	66%	-2%
Average household size	2.72	2.46	11%	Households with someone <18	32%	34%	-3%
Average family size	3.46	3.03	14%	Households with someone > 65	29%	28%	1%

Median age for those living in Ansonia is 40.5 years old, 0.1 years older than CT's median age of 40.4 years old.

Race and Ethnicity: Ansonia



Racial and Ethnic Groups

Hispanic or Latino (of any race)	4,083	21%
White	12,491	66%
Black or African American	1,692	9%
American Indian and Alaska Native	0	0%
Asian	606	3%
Hawaiian and Other Pacific Islander	0	0%
Other/Multi-Race	163	1%

Total	%
4,083	21%
12,491	66%
1,692	9%
0	0%
606	3%
0	0%
163	1%

Connecticut is becoming increasingly diverse. Between 2010 and 2015, the nonwhite population increased from 28% to 31%. In Ansonia, 66% of residents are white, while 34% are nonwhite.

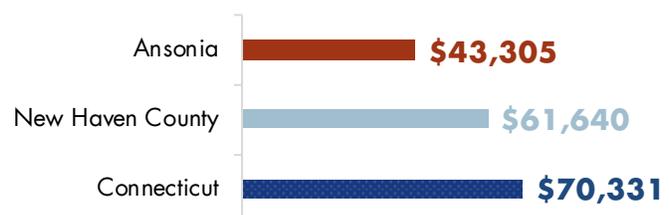
Source: 2011-15 American Community Survey

\$\$\$ Household Income

Ansonia's annual median household income in 2015 was \$43,305, 38% less than Connecticut's median household income of \$70,331. It is 30% less than New Haven County's median household income of \$61,640. Ansonia's median household income ranks 162 (1=highest, 169=lowest) among CT's 169 municipalities.

Median Household Income

Source: 2011-15 American Community Survey

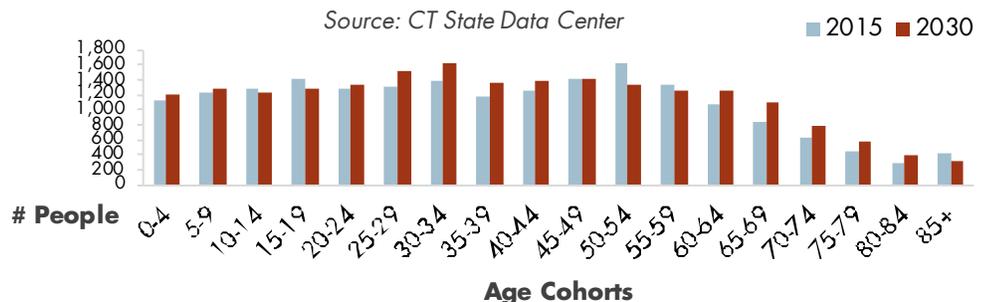


Aging of the Population

Ansonia is one of the 5 Connecticut municipalities projected to see a stagnant school-age population between 2020 and 2030. Many municipalities will see declines over 15%. Meanwhile the 65+ population for Ansonia is projected to increase by 17%.

Age Cohorts - 2015, 2030 Population Projections: Ansonia

Source: CT State Data Center



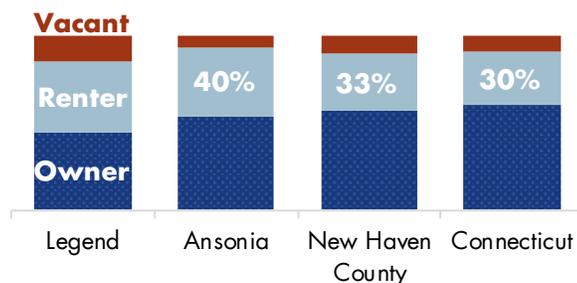
Characteristics of Housing Stock

Tenure

	Ansonia	New Haven County	Connecticut
Total	7,408	362,351	1,491,786
Owner-Occupied	3,972	204,886	906,227
Renter-Occupied	2,982	121,142	446,356
Vacant	454	36,323	139,203

Source: 2011-15 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



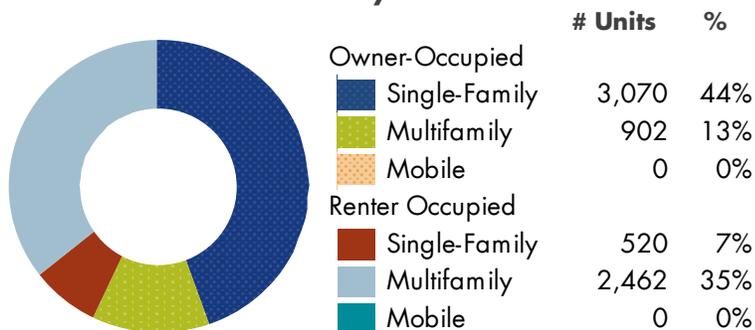
Ansonia saw its number of housing units decrease by 7% from 2000 to 2015. Renters live in 40% of Ansonia's housing stock, compared to 33% for New Haven County and 30% for Connecticut.

Units in Structure

Overall, 66% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Ansonia, 52% of occupied homes are single-family, 48% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 73% of Ansonia's 3,364 multifamily homes, and owners occupy 86% of its 3,590 single-family homes.

Units in Structure by Tenure: Ansonia



Source: 2011-15 American Community Survey

Year Built

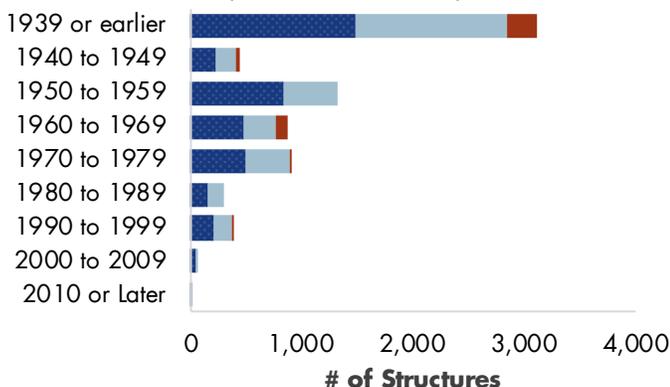
CT's housing stock varies in age, with 22% built before 1939, 36% built from 1940 to 1969 and 42% built from 1970 on.

In Ansonia, 42% of the housing stock was built prior to 1939, 36% was built between 1940 and 1969 and the remaining 22% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Ansonia

Source: 2011-2015 American Community Survey

Legend: Owner-Occupied (Dark Blue), Renter-Occupied (Light Blue), Vacant (Red)



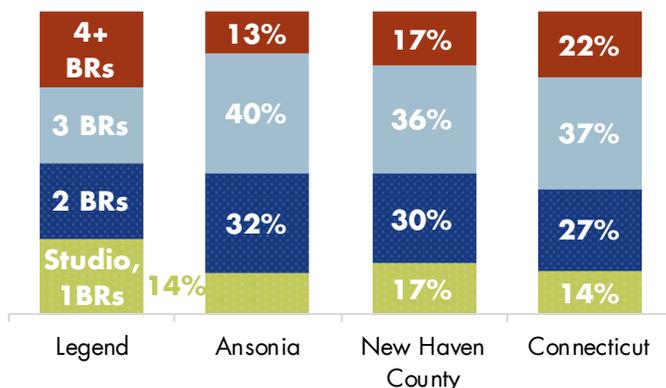
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 54% of homes in Ansonia have 3 or more bedrooms, while 46% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2011-15 American Community Survey





Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 32% of owners spend more than 30% of their income on housing. In Ansonia, 58% of renters spend more than 30% of their income on housing, while 45% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Housing Costs as a % of Household Income: Ansonia



	# Units	% Total
Owner-Occupied		
Spending <30%	2,167	31%
Spending >=30%	1,789	26%
Not computed	16	0%
Renter Occupied		
Spending <30%	1,094	16%
Spending >=30%	1,720	25%
Not computed	168	2%

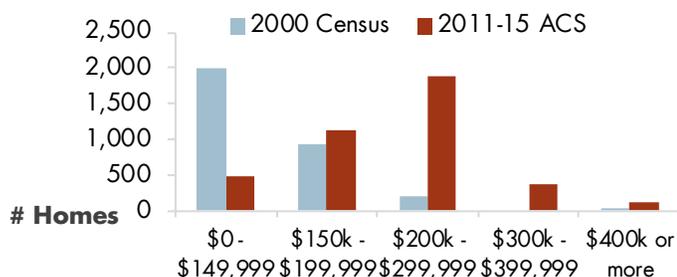
Source: 2011-15 American Community Survey

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Ansonia, 63% of homes were valued under \$150,000 in 2000, compared to 12% now. The median home value in Ansonia is now \$216,500, an increase of 55% since 2000.

Self-Reported Value of Owner-Occupied Homes: Ansonia

Source: Census 2000, 2011-2015 American Community Survey

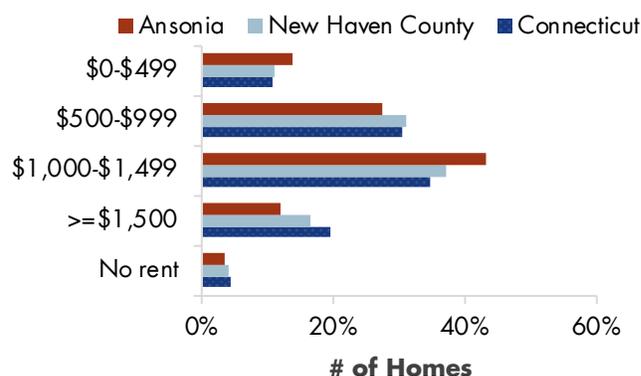


Gross Rent

According to 2011-15 American Community Survey data, 55% of Ansonia's 2,982 rental units have a gross rent over \$1,000 per month and 21% have a gross rent under \$750 per month.

Rental Units by Gross Rent: Ansonia

Source: 2011-2015 American Community Survey



Housing Costs & Income

Owner Households: Ansonia

The average homeowner household in Ansonia has a median income of

\$66,411

Households with a Mortgage

Median Income:
\$76,103

Median Monthly Owner Costs:
\$1,926

Households w/out a Mortgage

Median Income:
\$46,250

Median Monthly Owner Costs:
\$772

Median Income Renter Households =

\$26,069

40% less than the median income of all households.

Median Gross Rent =

\$1,057

49% of income spent on rent. **51%** of income for all other expenses.

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. However, incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2011-2015 American Community Survey

Renter Households: Ansonia

Housing Market General Information

Housing Wage

2017 Housing Wage: Ansonia

 **\$24.90**

Ansonia is included in the Milford-Ansonia-Seymour Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2017 with a housing wage of \$24.72.

Grand List

Real Property Grand List Values, 2008-16: Ansonia

Total Real Property 2008	\$1,044,922,695
Total Real Property 2016	\$762,708,132
% Change, 2008-16	-27%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 113 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

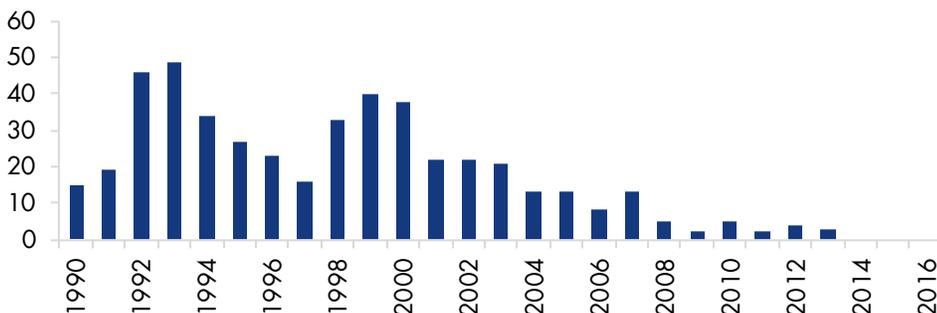
Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2016: Ansonia

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Ansonia in 2016:

Assisted Units Counted in 2016 Appeals List:

Ansonia	
347	Governmentally Assisted Units
658	Tenant Rental Assistance
104	CHFA/USDA Mortgages
+	9 Deed Restricted Units
<hr/>	
1,118	Total Assisted Units

Calculation of % of Total Units Assisted:

Ansonia			
1,118	÷	8,148	= 13.7%
Total Assisted Units		Total Units, 2010 Census	Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities.

For more details about the information presented or to use any of the graphics in the Housing Data Profiles, please contact: Charles Patton, Senior Policy Analyst, charles@pschousing.org.



Analysis of Housing Conditions

Key Stats

Population

19,035

Households

6,954

Projected Change in Population from 2020-2030

5-19 Year Olds: 0%

65+ Year Old: 17%

Median Household Income

All Households: \$43,305

Owners: \$66,411

Renters: \$26,069

Housing Units

Total Units: 7,408

Owner-Occupied: 54%

Renter-Occupied: 40%

Vacant: 6%

Single-Family/Multifamily

Single Family: 52%

Multifamily: 48%

Median Home Value

\$216,500

Median Gross Rent

\$1,057

Households Spending 30% or More on Housing

All Households: 50%

Owners: 45%

Renters: 58%

Housing Built 1970 or Later

22%

2016 Affordable Housing Appeals List

Assisted Units: 14%

% Change in Total Real Property, 2008-2016

-27%

Ansonia's Housing Data Profile: The Story Behind the Numbers

Ansonia, unlike most of Connecticut's suburbs, has a median household income lower than that of Connecticut, modest-to-high housing costs, a better than average supply of units for teachers, nurses, electricians, firefighters and town workers, and a reasonable range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Ansonia relative to the median household income. Statewide, 50% of renters and 32% of homeowners spend 30% or more of their household incomes on housing. In Ansonia, where the \$43,305 median household income is lower than the statewide median of \$70,331, 58% of the town's renters and 45% of its homeowners spend 30% or more of their income on housing.

Ansonia is one of the few Connecticut municipalities that could see a stable school enrollment through 2030 because of a projected flat school-age (5-19) population from 2020 to 2030. At the same time, its population is getting much older, with a projected increase of 17% in the 65+ population from 2020 to 2030, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

Ansonia is among the third of Connecticut municipalities where single-family homes do not dominate its housing stock (52%) and there is substantial multifamily housing to offer (46% of the units are 0-2 bedrooms, compared to 42% statewide). Many towns in Connecticut built the bulk of their homes after 1970 to accommodate the needs of new Baby Boomer families then in their 20s. In Ansonia, only 22% of homes were built in 1970 or after.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2016 (latest OPM figures), 150 towns experienced negative growth in real property values, 2 had no growth and 7 had only slight growth of 2 percent or less. The total real property Grand List in Ansonia declined significantly by 27% from 2008 through 2016.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Ansonia, 14% of the homes are affordable, according to the state's 2016 Affordable Housing Appeals List.



Data Sources & Notes

Page 1

- ⇒ Populations, Age, & Race
 - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
 - DP02 - Selected Social Characteristics In The United States, 2011-2015 American Community Survey 5-Year Estimates
 - DP05 - ACS Demographic And Housing Estimates, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Note: Due to rounding throughout the profile, some results may not appear to correspond with the values in tables, charts and text.
- ⇒ Age & Income
 - Median Household Income
 - B25119 - Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - 2015-2040 Population Projections for Connecticut, August 31, 2017 edition, CT State Data Center

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- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

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- ⇒ Affordability
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
 - B25075 - Value, Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
 - Median Household Income by Tenure
 - B25119 Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Household Income for Owner-Occupied Households by Mortgage Status
 - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2015 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2011-2015 American Community Survey 5-Year Estimates
 - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
 - DP04 - Selected Housing Characteristics, 2011-2015 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

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- ⇒ Housing Wage
 - Out of Reach 2017, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
 - Total Grand Lists by Town, 2008 and 2014, CT Office of Policy and Management
- ⇒ Building Permits
 - Connecticut New Housing Authorizations in 2016, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
 - 2016 Affordable Housing Appeals List, CT Dept. of Housing